



# Community Redevelopment Advisory Board Regular Meeting

## Agenda

**April 27, 2023 @ 5:30 pm**

Winter Park City Commission Chambers

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

- 
1. **Call to Order**
  2. **Consent Agenda**
    - a. [Approve the minutes of regular meeting February 17, 2023](#) 1 minute
  3. **Public Comments (for items not on the agenda): three minutes allowed for each speaker.**
  4. **Action Items**
    - a. [MLK Community Playground Design](#) 30 minutes
  5. **Non-Action Items**
    - a. [Center Street Environment](#) 15 minutes
    - b. [CRA Annual Report 2022](#) 5 minutes
  6. **Staff Updates**
    - a. [Staff Updates](#) 5 minutes
  7. **Board Comments**
  8. **Upcoming Agenda Items**
  9. **Adjournment**





Community  
Redevelopment  
Advisory Board

# agenda item

|                     |                     |              |                |
|---------------------|---------------------|--------------|----------------|
| item type           | Consent Agenda      | meeting date | April 27, 2023 |
| prepared by         | Tatia Ghviniashvili | approved by  |                |
| board approval      |                     |              |                |
| strategic objective |                     |              |                |

## subject

Approve the minutes of regular meeting February 17, 2023

## motion / recommendation

## background

## alternatives / other considerations

## fiscal impact

## ATTACHMENTS:

[Draft Minutes.pdf](#)



# Community Redevelopment Advisory Board Meeting Minutes

February 17, 2023 at 5:30 p.m.

City Hall, Commission Chambers  
401 S. Park Avenue | Winter Park, Florida

## Present

Jay R Trent; Virtually; Maria Bryant.

## Absent

Anjali Vaya, Sherwin Sargeant, Murray Wilton, Linda Faye Washington.

## Staff Present

Assistant Division Director of Economic Development/CRA Kyle Dudgeon; Budget & Management Division Director Peter Moore; Economic Development/CRA Coordinator Anne Sallee.

### 1) Call to Order

Maria Bryant called the meeting to order at 5:36 p.m.

Due to lack of physical quorum, and combined physical and virtual quorum, staff advised for all agenda items to be deferred to the next meeting. For the sake of the record, brief updates were provided.

- a. CRA advisory board annual report photo

Deferred to next meeting due to lack of quorum.

### 2) Consent Agenda

- a. Approve minutes of regular meeting December 15, 2022

Approval of minutes deferred to next meeting due to lack of quorum.

### 3) Public Comments (for items not on the agenda):

There were no public comments.

### 4) Action Items

- a. RFP1-23: CRA Plan Modification Consultant Services

Since the solicitation of the CRA Community Redevelopment Plan Modification, a request for proposal was advertised. After much consideration, *GAI Consultants* and *Community Solutions Group* was selected due to their work with Orange County, their price point, and their timing to completion which reflects

corroboration with community stakeholders and respective jurisdictions. A recommendation to approve is going forward next week before the City Commission and the project will move forward from then.

The floor opened for questions and Mr. Trent made an inquiry regarding the expiration date for the CRA, which was clarified to be on January 1, 2027. Staff is seeking a ten-year extension to complete all projects that might have been affected by the pandemic, economic recession, inflation, etc.

**5) Non-Action Items**

**6) Staff Updates**

a. Project Updates

Staff gave brief updates to various on-going projects. The New York Avenue Streetscape project is set to start on February 20 with various improvements to the crosswalks and intersections.

Other updates included improvements to MLK Park, and the intersection of Denning Drive and Fairbanks Avenue. Staff is looking to acquire two sinkhole properties for the benefit of the overall MLK Park approach- updates will be provided as needed. Staff has also moved forward with the Center Street improvement initiative, having crafted a first approach at what a rear façade improvement program would look like.

A brief update was also provided on the MLK Park community playground and splash pad meetings.

**7) Board Comments**

**8) Upcoming Agenda Items**

**9) Adjournment**

The meeting was adjourned at 5:49 p.m.

Minutes approved by the board on \_\_\_\_\_.  
/s/ Tatia Ghviniashvili, Board Coordinator



## Community Redevelopment Advisory Board

# agenda item

|                     |              |              |                           |
|---------------------|--------------|--------------|---------------------------|
| item type           | Action Items | meeting date | April 27, 2023            |
| prepared by         | Kyle Dudgeon | approved by  | Kyle Dudgeon, Peter Moore |
| board approval      | Completed    |              |                           |
| strategic objective |              |              |                           |

### subject

MLK Community Playground Design

### motion / recommendation

Recommendation for approval of conceptual design as presented at the Community Redevelopment/Parks and Recreation Advisory Board joint work session.

### background

Over the past year, City staff from both Parks and Recreation and Community Redevelopment board, along with Dix Hite have held several community input meetings related to the Community Playground at MLK park. The conceptual design brought forward at joint CRA/PRAB meeting last month preserves key structures and identity of the current playground in keeping with the desire of some residents that strongly opposed changes, while also accommodating the desires of other residents that want to see updates and additions such as better visibility and water features (spray play). The design also takes into consideration accessibility, line of sight adjustments, inclusiveness, and modern safety standards.

### alternatives / other considerations

### fiscal impact

Total cost for remaining MLK improvements is estimated at \$5.4 million. Currently the CRA has allocated \$4.1 to the project. Adjustments to make up for the project delta would be accounted for during the FY24 budget process brought back to the CRA Advisory Board for approval.

### ATTACHMENTS:

[Insights\\_for\\_Community\\_Playground\\_Press\\_Release.pdf](#)

### ATTACHMENTS:

[MLK Park Community Meeting Addresses Map.pdf](#)

ATTACHMENTS:

[Schematic\\_Playground\\_Rev\\_1\\_\\_1\\_.pdf](#)

ATTACHMENTS:

[MLK Schematic Estimate - Revised 2023-04-13.pdf](#)

ATTACHMENTS:

[Ten Year Pro-Forma - FY 2023\\_Final.pdf](#)



401 South Park Avenue • Winter Park, Florida 32789

Communications

**Media Inquiries: Clarissa Howard**  
407-599-3428 • 407-948-2044 cell

## PRESS RELEASE

### Public meeting scheduled to review concepts for Community Playground at Martin Luther King, Jr. Park

**WINTER PARK, FL, an internationally recognized, award winning city with multiple accredited agencies (January 31, 2023)** The [City of Winter Park](#) and its [Community Redevelopment Agency](#) (CRA) will host a community meeting on **Tuesday, February 7, at 6 p.m.**, in the Winter Park Community Center located at 721 West New England Avenue. The purpose of this meeting is to review concepts developed from the public and stakeholder input received regarding enhancements to the Community Playground and surrounding area in [Martin Luther King, Jr. Park](#).



During the summer 2022, the city held public meetings to receive feedback on necessary renovation and upgrades of the [Community Playground](#), also known as Castle Park. After decades of wear and tear, the playground is in need of enhancements including improvements to bring the playground into compliance with today's safety standards.

Martin Luther King, Jr. Park has become enlivened and engaged with the opening of the new [Winter Park Library & Events Center](#) in 2021, which overlooks Lake Mendsen and the 23-acre park. In recent years, the CRA has worked to establish parameters for public investment into the park, including a memorial corner near the intersection of South Denning Drive and West Morse Boulevard, and an overall park concepts package.

For additional information regarding the community meeting, please contact the Parks & Recreation Department at [407-599-3357](#) or [MLKParkReno@cityofwinterpark.org](mailto:MLKParkReno@cityofwinterpark.org).

###

[cityofwinterpark.org](#) • [Facebook](#) • [Twitter](#) • [Instagram](#) • [Vimeo](#) • [YouTube](#) • [@YourRequest](#)

Certified WCAG 2.1 Level AA compliant and usable with JAWS and NVDA by SWH

# Community Playground At Martin Luther King, Jr. Park

**Sent**

Tue, Jan 31, 2023 3:08 pm

Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

Overview

1,268 Recipients

Audience: citEnews Winter Park (Segment: City News)

Delivered: Tue, Jan 31, 2023 3:08 pm

Subject: Martin Luther King, Jr. Park Community Playground Community Meeting

|               |               |              |                   |
|---------------|---------------|--------------|-------------------|
| 759<br>Opened | 12<br>Clicked | 3<br>Bounced | 1<br>Unsubscribed |
|---------------|---------------|--------------|-------------------|

|                       |                 |       |                         |                |
|-----------------------|-----------------|-------|-------------------------|----------------|
| Successful deliveries | 1,265           | 99.8% | Clicks per unique opens | 1.6%           |
| Total opens           | 1,197           |       | Total clicks            | 27             |
| Last opened           | 3/22/23 12:15PM |       | Last clicked            | 2/11/23 9:02AM |
| Forwarded             | 0               |       | Abuse reports           | 0              |

|             |                                        |                                |
|-------------|----------------------------------------|--------------------------------|
| 0<br>Orders | \$0.00<br><u>Average order revenue</u> | \$0.00<br><u>Total revenue</u> |
|-------------|----------------------------------------|--------------------------------|



Community Playground at Martin Luther King, Jr. Park

Opens by location

Sent 1/31/23 3:08PM

| Country                                                                                       | Opens | Percent |
|-----------------------------------------------------------------------------------------------|-------|---------|
|  USA          | 642   | 91.2%   |
|  Sweden       | 54    | 7.7%    |
|  Canada       | 2     | 0.3%    |
|  Romania      | 2     | 0.3%    |
|  Brazil      | 1     | 0.1%    |
|  Costa Rica | 1     | 0.1%    |
|  France     | 1     | 0.1%    |
|             | 1     | 0.1%    |

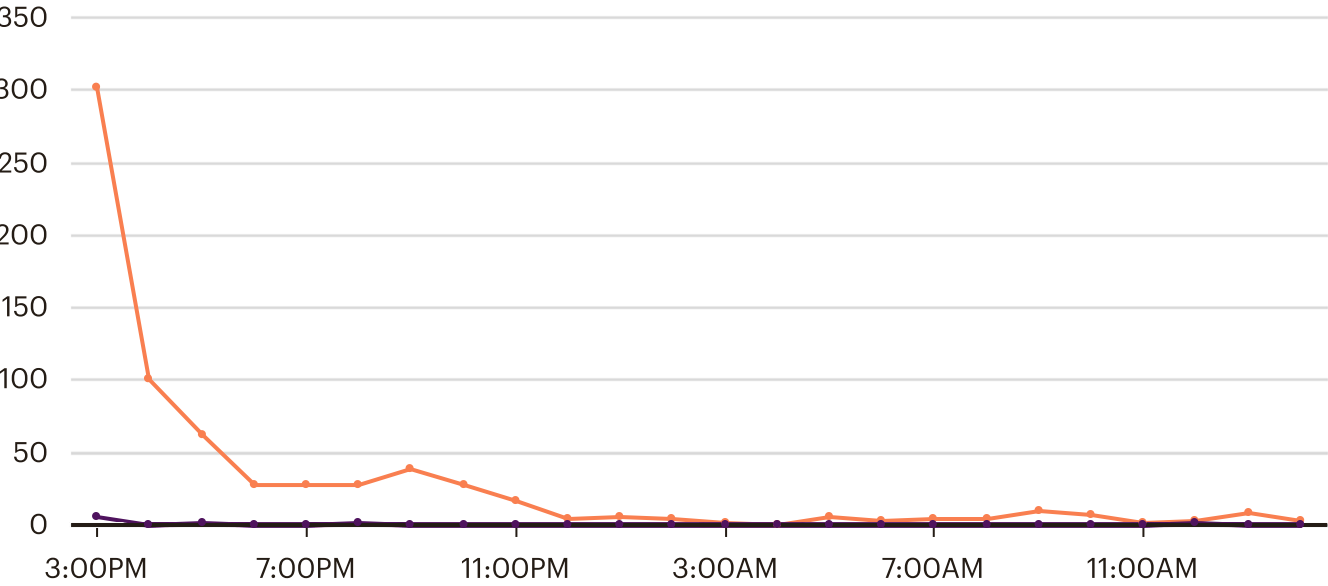
Community Playground at Martin Luther King, Jr. Park

# Subscriber activity

Sent 1/31/23 3:08PM

## 24-hour performance

Opens Clicks



## Subscribers with most opens

|                              |   |
|------------------------------|---|
| bunks02.carbons@icloud.com   | 6 |
| fountainrx16@gmail.com       | 6 |
| ledarcey@gmail.com           | 5 |
| chughes@epochresidential.com | 6 |
| mikeadloo@gmail.com          | 7 |

## Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

## Click performance

| URL                                                                                                                             | Total     | Unique    |
|---------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| <a href="https://cityofwinterpark.org/departments/parks-recrea...">https://cityofwinterpark.org/departments/parks-recrea...</a> | 8 (29.6%) | 6 (35.3%) |
| <a href="https://cityofwinterpark.org/departments/parks-recrea...">https://cityofwinterpark.org/departments/parks-recrea...</a> | 4 (14.8%) | 4 (23.5%) |
| <a href="https://cityofwinterpark.org/facebook/">https://cityofwinterpark.org/facebook/</a>                                     | 4 (14.8%) | 1 (5.9%)  |
| <a href="https://cityofwinterpark.org/twitter/">https://cityofwinterpark.org/twitter/</a>                                       | 4 (14.8%) | 1 (5.9%)  |
| <a href="https://cityofwinterpark.org/instagram/">https://cityofwinterpark.org/instagram/</a>                                   | 3 (11.1%) | 1 (5.9%)  |
| <a href="https://cityofwinterpark.org/departments/parks-recrea...">https://cityofwinterpark.org/departments/parks-recrea...</a> | 2 (7.4%)  | 2 (11.8%) |
| <a href="https://cityofwinterpark.org/departments/administrati...">https://cityofwinterpark.org/departments/administrati...</a> | 1 (3.7%)  | 1 (5.9%)  |
| <a href="https://cityofwinterpark.org/events/">https://cityofwinterpark.org/events/</a>                                         | 1 (3.7%)  | 1 (5.9%)  |
| <a href="https://cityofwinterpark.org/">https://cityofwinterpark.org/</a>                                                       | 0 (0.0%)  | 0 (0.0%)  |
| <a href="https://cityofwinterpark.org/citenews/">https://cityofwinterpark.org/citenews/</a>                                     | 0 (0.0%)  | 0 (0.0%)  |
| <a href="https://cityofwinterpark.org/vimeo/">https://cityofwinterpark.org/vimeo/</a>                                           | 0 (0.0%)  | 0 (0.0%)  |
| <a href="https://cityofwinterpark.org/youtube/">https://cityofwinterpark.org/youtube/</a>                                       | 0 (0.0%)  | 0 (0.0%)  |
| <a href="https://goo.gl/maps/cMXU6">https://goo.gl/maps/cMXU6</a>                                                               | 0 (0.0%)  | 0 (0.0%)  |

Community Playground at Martin Luther King, Jr. Park

Sent 1/31/23 3:08PM

Advanced reports

Email Domain Performance

| Domain      | Email     | Bounces | Opens     | Clicks | Unsubs |
|-------------|-----------|---------|-----------|--------|--------|
| gmail.com   | 463 (37%) | 1 (0%)  | 318 (69%) | 6 (1%) | 0 (0%) |
| yahoo.com   | 150 (12%) | 0 (0%)  | 89 (59%)  | 1 (1%) | 0 (0%) |
| aol.com     | 117 (9%)  | 0 (0%)  | 81 (69%)  | 2 (2%) | 1 (1%) |
| cfl.rr.com  | 89 (7%)   | 0 (0%)  | 56 (63%)  | 0 (0%) | 0 (0%) |
| hotmail.com | 79 (6%)   | 1 (1%)  | 28 (36%)  | 0 (0%) | 0 (0%) |
| Other       | 370 (29%) | 1 (0%)  | 187 (51%) | 3 (1%) | 0 (0%) |

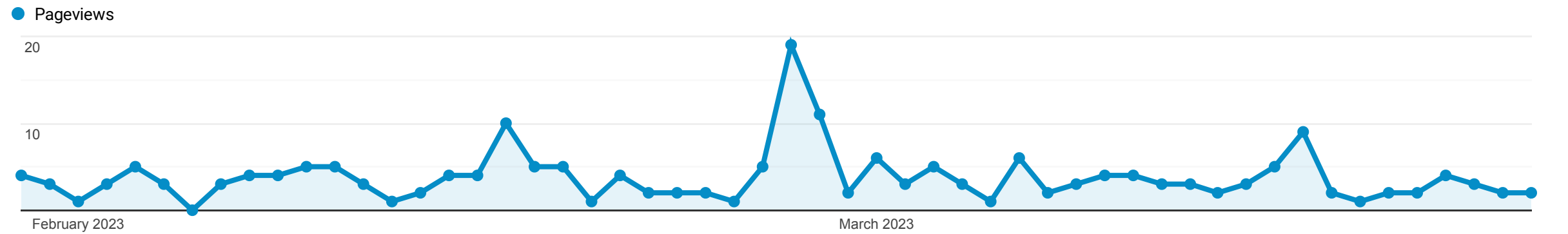
Pages

All Users

100.00% Pageviews

Jan 30, 2023 - Mar 24, 2023

Explorer



⌵ This data was filtered with the following filter expression: `/government/projects/mlk-jr-park-renovations-project/`

| Page                                                     | Pageviews                             | Unique Pageviews                      | Avg. Time on Page                              | Entrances                            | Bounce Rate                                 | % Exit                                     | Page Value                              |
|----------------------------------------------------------|---------------------------------------|---------------------------------------|------------------------------------------------|--------------------------------------|---------------------------------------------|--------------------------------------------|-----------------------------------------|
|                                                          | 203<br>% of Total: 0.07%<br>(284,312) | 185<br>% of Total: 0.08%<br>(242,668) | 00:03:12<br>Avg for View: 00:01:53<br>(69.63%) | 65<br>% of Total: 0.04%<br>(157,593) | 44.62%<br>Avg for View: 50.08%<br>(-10.92%) | 53.69%<br>Avg for View: 55.43%<br>(-3.13%) | \$0.00<br>% of Total: 0.00%<br>(\$0.00) |
| 1. /government/projects/mlk-jr-park-renovations-project/ | 203<br>(100.00%)                      | 185<br>(100.00%)                      | 00:03:12                                       | 65<br>(100.00%)                      | 44.62%                                      | 53.69%                                     | \$0.00<br>(0.00%)                       |

Rows 1 - 1 of 1

https://cityofwinterpark.org/government/projects/mlk-jr-park-renovations-project/

City of Winter Park

Police Website Events Jobs Media

Residents & Guests Services Business Government Departments

MLK, Jr. Park Renovations Project

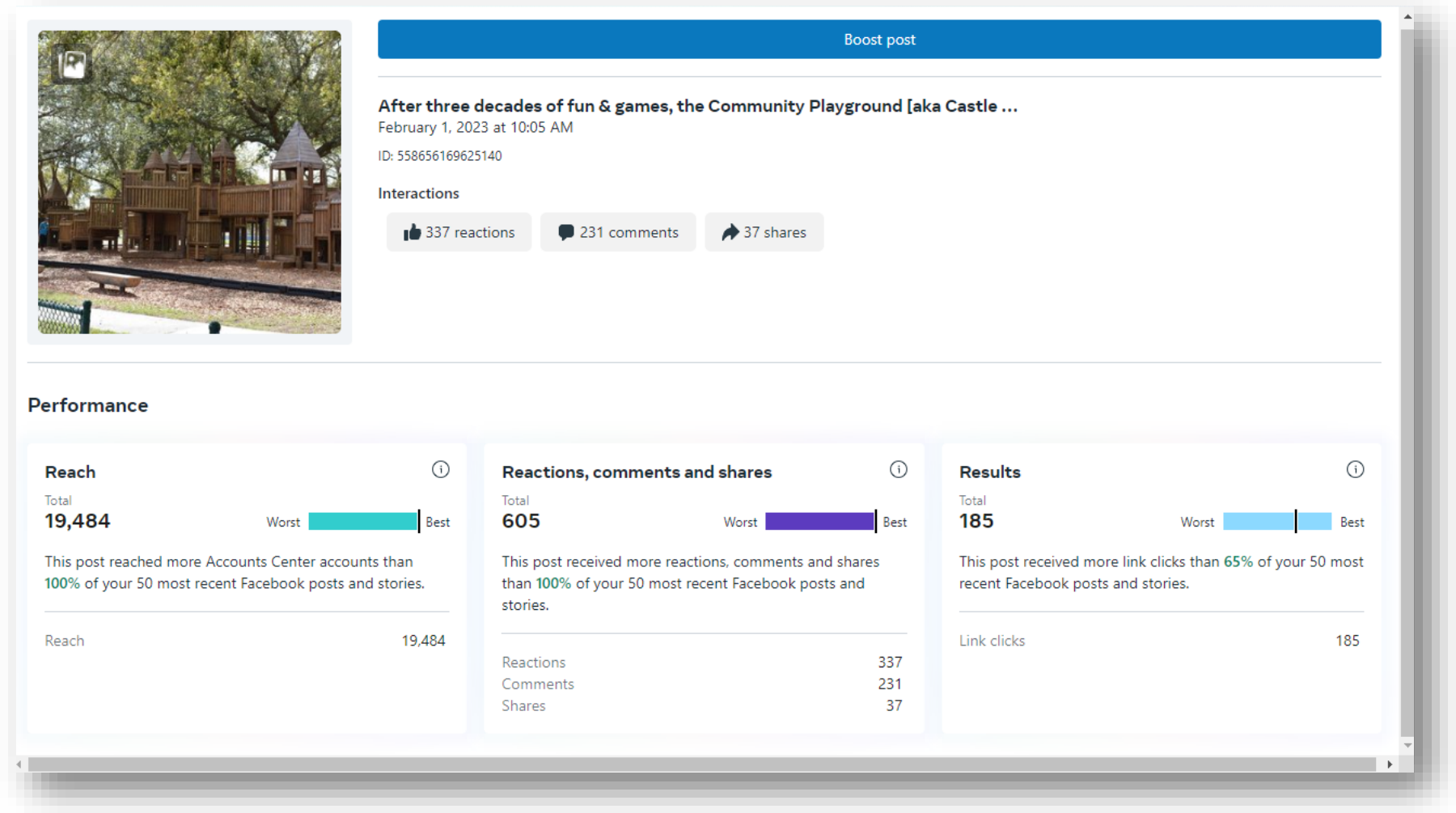
City of Winter Park > Government > Projects > MLK, Jr. Park Renovations Project

Martin Luther King, Jr. (MLK) Park is anchored by a tranquil lake featuring a relaxing fountain and a community-built Unity Bridge. This peaceful setting encompasses 23-acres of beautiful scenery, sports and recreation facilities, and the popular Community Playground. The park is perfect for family picnics, fishing from the bridge, sports outings, or just walking along the half-mile mile trail surrounding the lake.

To further enhance MLK Park while honoring the legacy of Dr. King and the historic Hannibal Square neighborhood, this project is focusing on better neighborhood and internal connections, integrating recreational and cultural programming, and strengthening environmental sustainability.

# Social Media Insights

## Facebook post





Nextdoor



City of Winter Park ✓

Assistant Director of Communications Craig O'Neil • 31 Jan





Public meeting scheduled to review concepts for Community Playground at Martin Luther King, Jr. Park . The City of Winter Park and its Community Redevelopment  
See more...

Posted to **Subscribers of City of Winter Park**

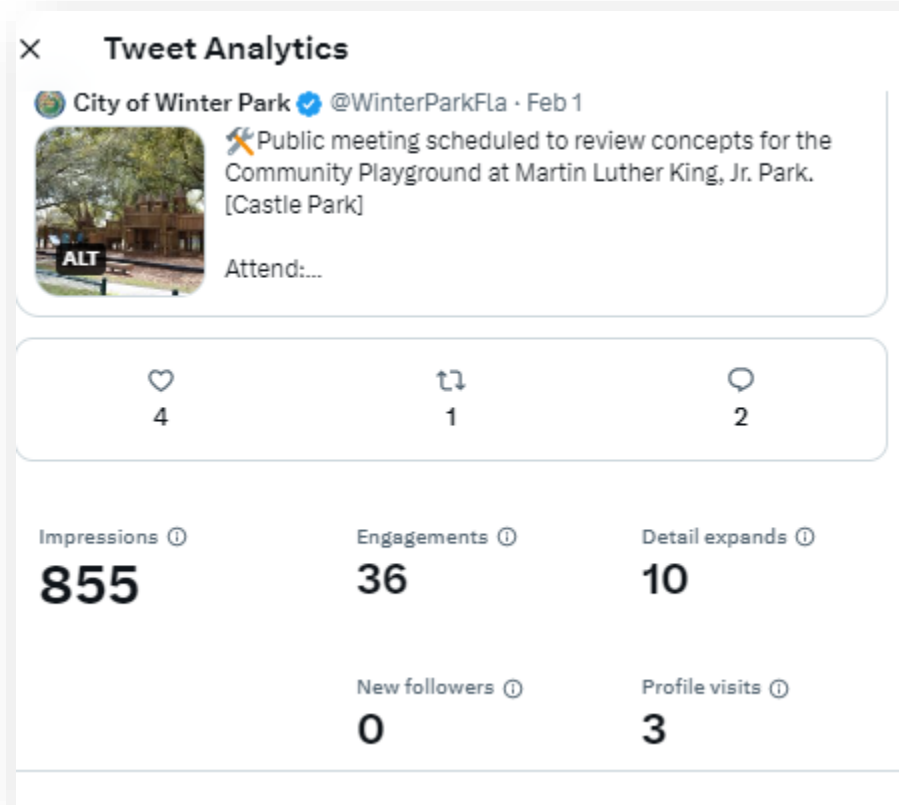
401 Impressions

 Like

 Comment

 Share

## Twitter







BUNGALOWER

Subscribe



ARCHITECTURE, ART AND CULTURE, CIVICS AND PARTICIPATION, PARKS, PETITION, QUALITY OF LIFE, WINTER PARK

## "Castle Park" playground facing some big changes/upgrades



by **BRENDAN O'CONNOR**  
FEBRUARY 6, 2023



PHOTO VIA CITY OF WINTER PARK

A 35-year-old wooden playground in Winter Park could see some big upgrades and possibly even a complete overhaul in the near future.



“Castle Park,” a wooden jungle gym in Martin Luther King Jr. Park has been one of the most beloved public play areas in Winter Park since it was built in 1987 and is one of the last remaining wooden playgrounds in the area. The structure features a series of turret-like towers that helped to give it its nickname and was originally built by volunteers using donated materials and equipment and designed by **Robert Leathers** ([Website](#)).

The City of Winter Park has been mulling over an update for the structure since 2022 when we shared a public meeting notice [HERE](#), saying the city felt that the years of wear and tear had necessitated bringing it up to code.

A public meeting is currently scheduled for Tuesday, February 7 at 6 p.m. at the Winter Park Community Center where city staff will review concepts and renderings that they’ve developed using public input since a series of meetings held last summer. **Click [HERE](#)** for more information.

A petition has been launched on [Change.org](#) in the hopes of convincing the City of Winter Park to repair the current structure and keep it as-is and retain its original character.

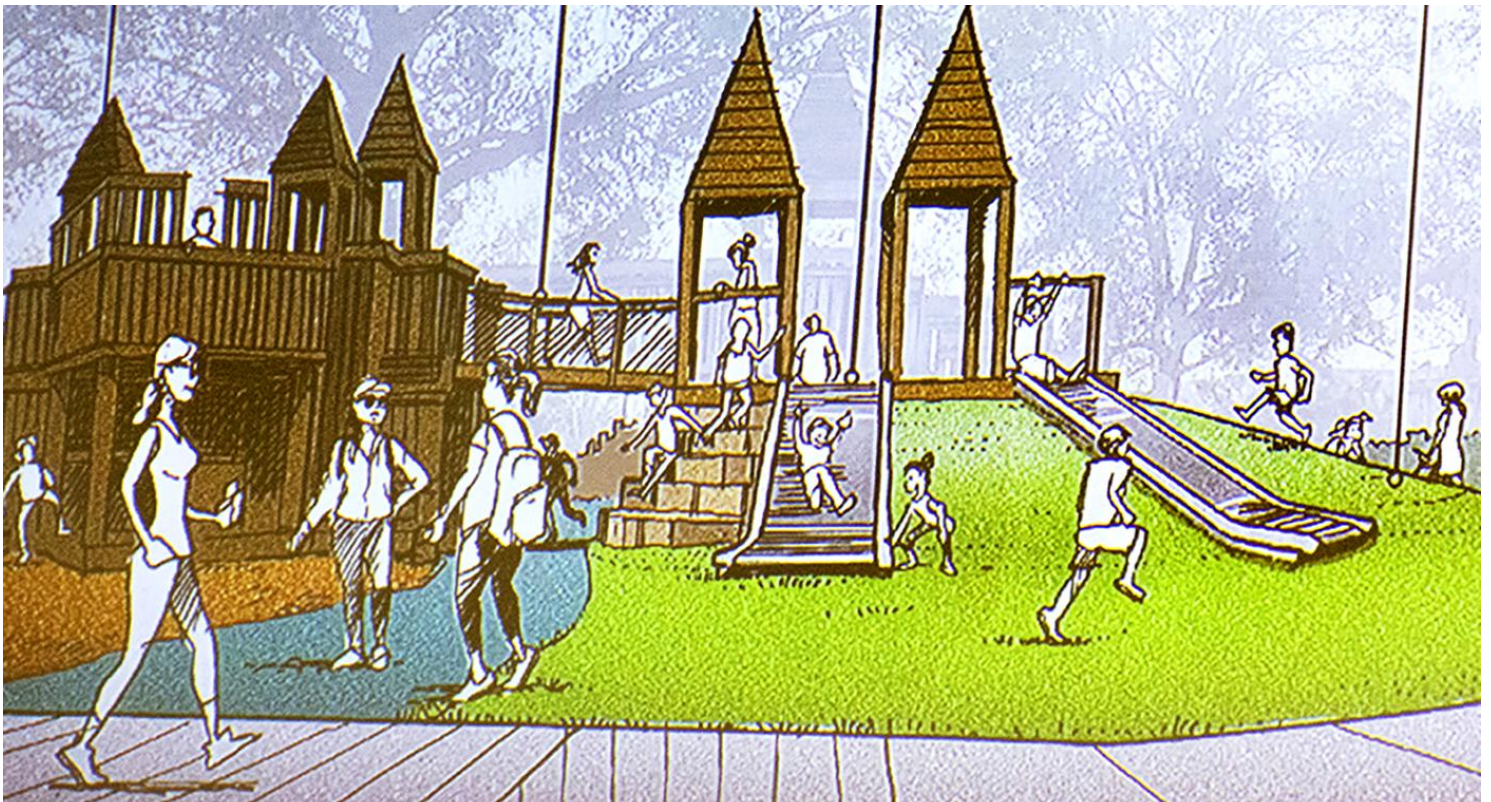
We’ve assembled a Pinterest Board of fun, innovative playgrounds that we’d love to see in Winter Park, that at least have some elements that could be replicated at the Castle.





**In Our Eyes: Women's,  
Nonbinary, and Transgender  
Perspectives from the Collection**  
January 14 – May 14, 2023

Rollins  
Museum  
of Art



Concepts for the Community Playground redesign were presented at a Feb. 7 meeting. Feedback will guide the design process. Designs created by: Dix Hite + Partners

## Playground Upgrades Presented at Community Meeting

By Jim Carchidi | February 13, 2023

Share This: [f](#) [t](#) [in](#)

The enhancement of Community Playground at Martin Luther King Jr. Park took another step toward construction as Winter Park's Community Redevelopment Agency and design contractor [Dix Hite + Partners, Inc.](#) revealed a new design concept during a Feb. 7 meeting at Winter Park Community Center.



The playground, also known as Castle Park, was built in 1987 using donated materials and equipment. Renovations will remedy years of wear, meet current playground safety standards, and create new play areas.

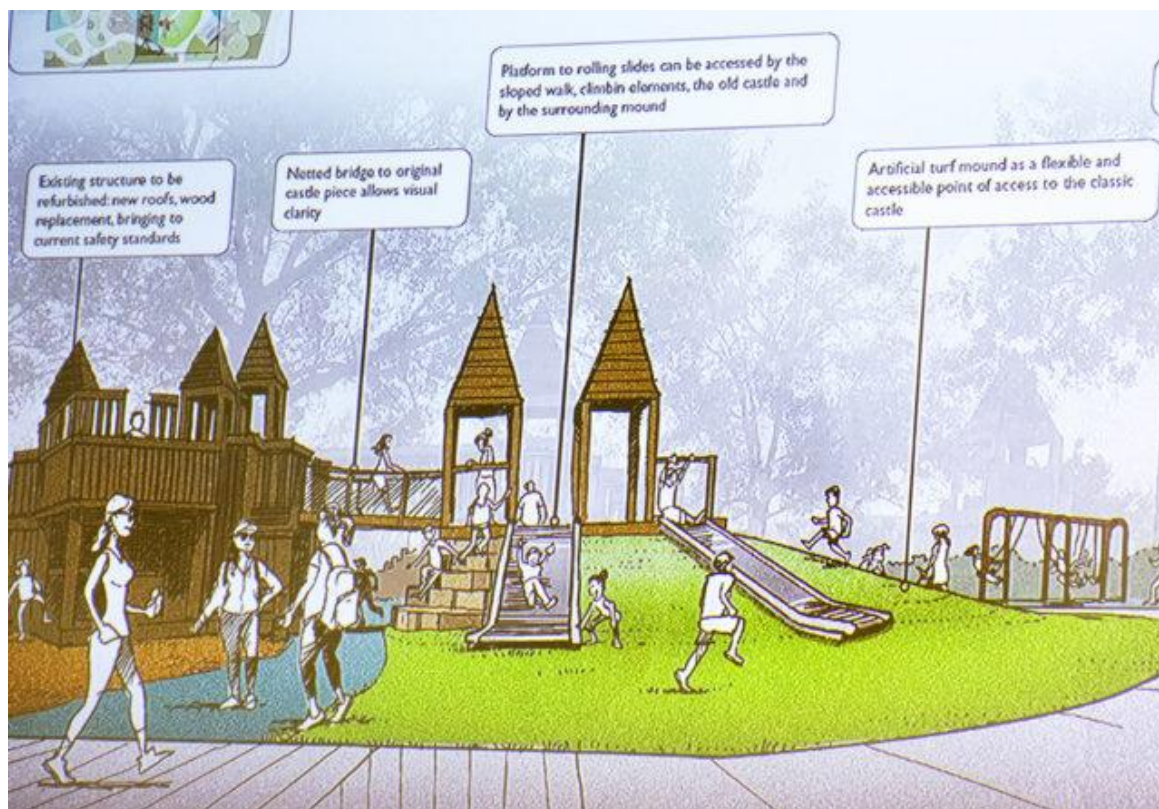
Renderings presented at the Feb. 7 meeting were the product of input collected at previous meetings, and focused on the castle redesign and a proposed splash pad. Workshops and meetings will continue until a final design is agreed upon.



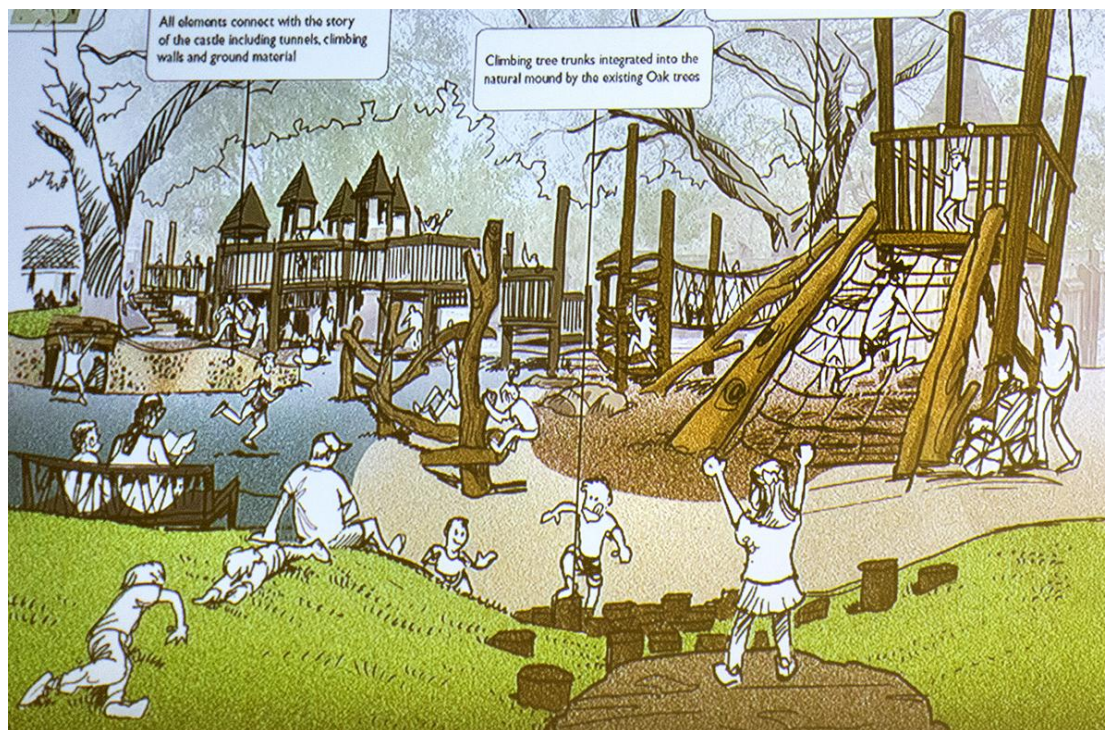
New playground features (illustrated above) incorporate climbing areas, tunnels, slides, and sensory play areas with textured walls and sounds.

While the original structure is at the center of the project renderings, designers suggested an abbreviated version. “The main castle is what’s so special about this place,” said Dix Hite Landscape Architect Viviana Castro, adding that it, “would require a lot of maintenance, a lot of upkeep to follow today’s standards.”



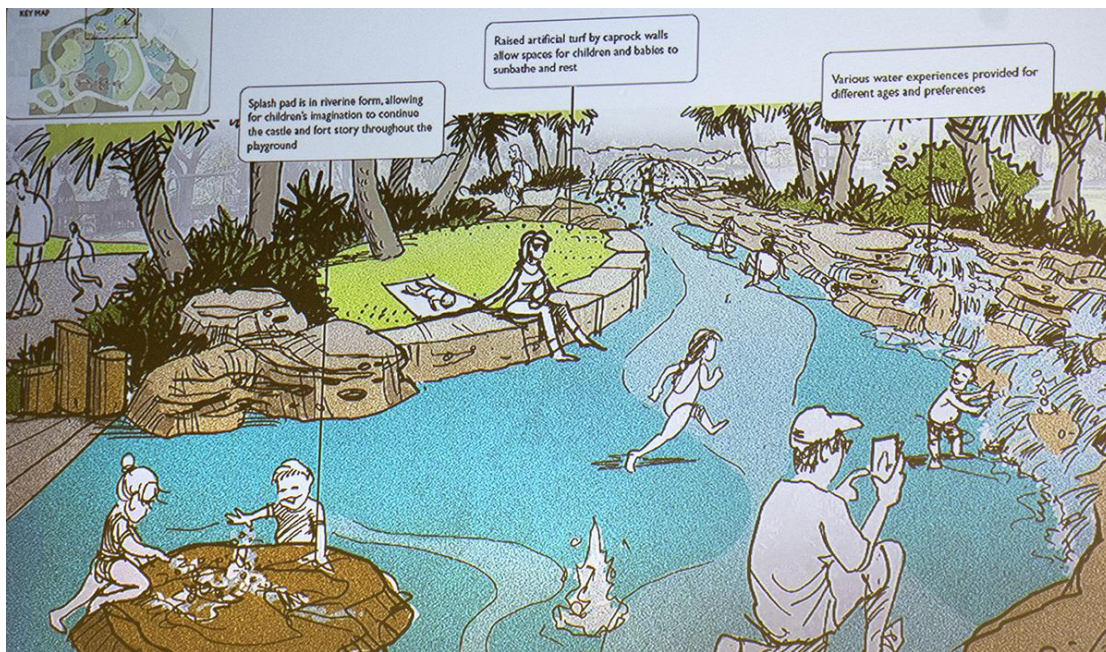


A reinforced, streamlined castle/fort design would include wheelchair-accessible inclines and roller slides on one side (above); climbing features would be positioned on the opposite side (below).





The splash pad is designed for a range of age groups with fountains, waterfalls and quiet spaces. Additional climbing areas exist within the rock formations and water would continuously move throughout the area.



Attendees had the opportunity to review the designs and offer feedback. Suggested additions included:

- Attendants posted throughout the new playground
- More visibility in the tunnels and climbing areas
- Incorporating more of the original castle
- Additional water fountains and bathrooms
- Replace mulch with more soft surfacing

Designers and city staff will take the feedback from the Feb. 7 meeting into consideration and additional meetings will be scheduled to review changes, and discuss other areas of the new playground design.

Aside from the Community Park redesign, the area by the corner of Denning Drive and Morse Boulevard will receive a Martin Luther King Jr. memorial and community space, called Unity Corner, that will host Winter Park's annual Unity

Heritage Festival. Community meetings will be scheduled as part of the design process.

Future meetings will be posted on the City of Winter Park website. For more information, contact [MLKParkReno@cityofwinterpark.org](mailto:MLKParkReno@cityofwinterpark.org) or call 407-599-3357.

Share This: [f](#) [t](#) [in](#)

---

*Have a story idea? Send us a note at [news@the32789.com](mailto:news@the32789.com). Follow our stories on [Instagram](#), [Twitter](#), and [Facebook](#).*

*If you value local journalism, please support our work by [joining The Flock](#) for as little as \$7 per month.*



*This story was written by Jim Carchidi, one of our collection of writers covering news in Winter Park, Florida. Our staff writers can be reached at [news@the32789.com](mailto:news@the32789.com).*

## RELATED STORIES

---







# DR. MARTIN LUTHER KING, Jr. PARK COMMUNITY PLAYGROUND + SPLASH PAD

## SCHEMATIC PACKAGE

Prepared for the City of Winter Park

January 6, 2023

Revised: April 7, 2023





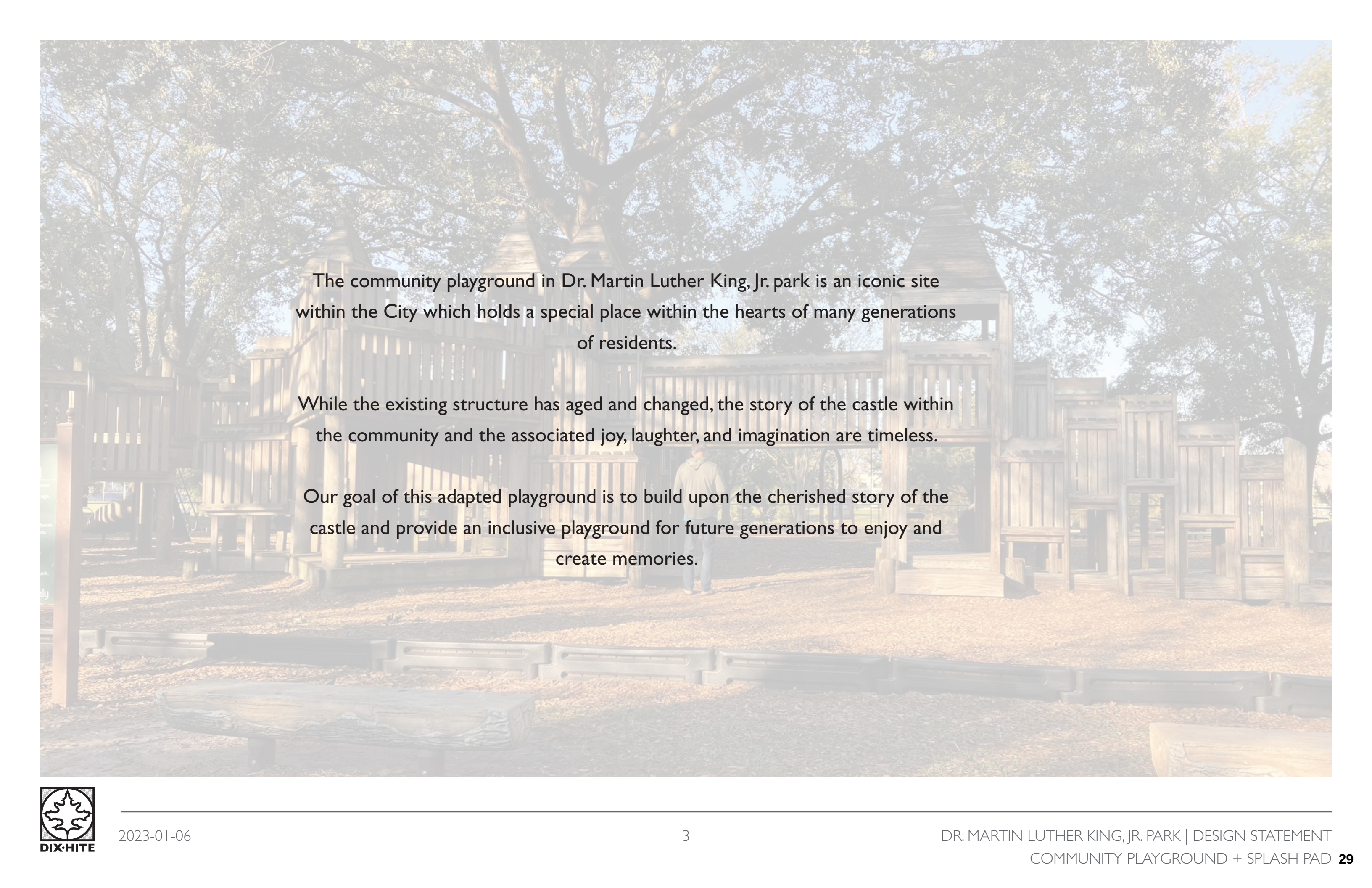
# TABLE OF CONTENTS

---

|                         |    |
|-------------------------|----|
| DESIGN STATEMENT        | 3  |
| INVENTORY + ANALYSIS    | 4  |
| SITE FRAMEWORK PLAN     | 9  |
| PLAYGROUND ENLARGEMENT  | 10 |
| INSPIRATION IMAGERY     | 11 |
| SPLASH PAD PERSPECTIVE  | 12 |
| PLAYGROUND PERSPECTIVES | 13 |
| SITE FURNISHINGS        | 15 |
| ACCESS AND VIEWS        | 16 |
| MATERIALS PALETTE       | 17 |
| LANDSCAPE PALETTE       | 18 |







The community playground in Dr. Martin Luther King, Jr. park is an iconic site within the City which holds a special place within the hearts of many generations of residents.

While the existing structure has aged and changed, the story of the castle within the community and the associated joy, laughter, and imagination are timeless.

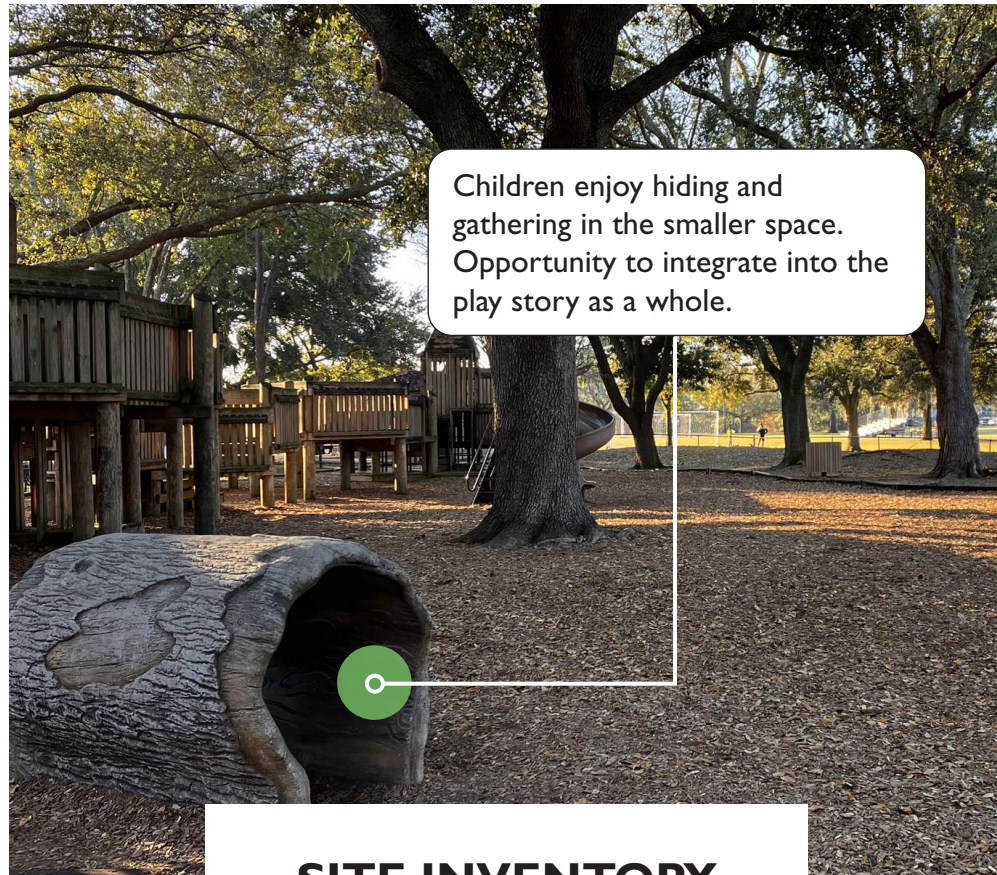
Our goal of this adapted playground is to build upon the cherished story of the castle and provide an inclusive playground for future generations to enjoy and create memories.





The tower has lost purpose and connection after years of modifications.

Children enjoy the various heights. Opportunity to expand this play element on site.



Children enjoy hiding and gathering in the smaller space. Opportunity to integrate into the play story as a whole.



Existing benches are highly used and can be relocated along the playground for better visibility.



Children enjoy the spiral slide but it is not fully connected with the playground. Opportunity to better integrate the slide experience2.



Access to and from the playground is not safe as one enters from the parking area. Playground lacks safe walks to reach parked cars.



Existing picnic tables throughout the playground are highly used. The shade from existing trees creates comfortable seating opportunities.

## SITE INVENTORY + ANALYSIS



2023-01-06





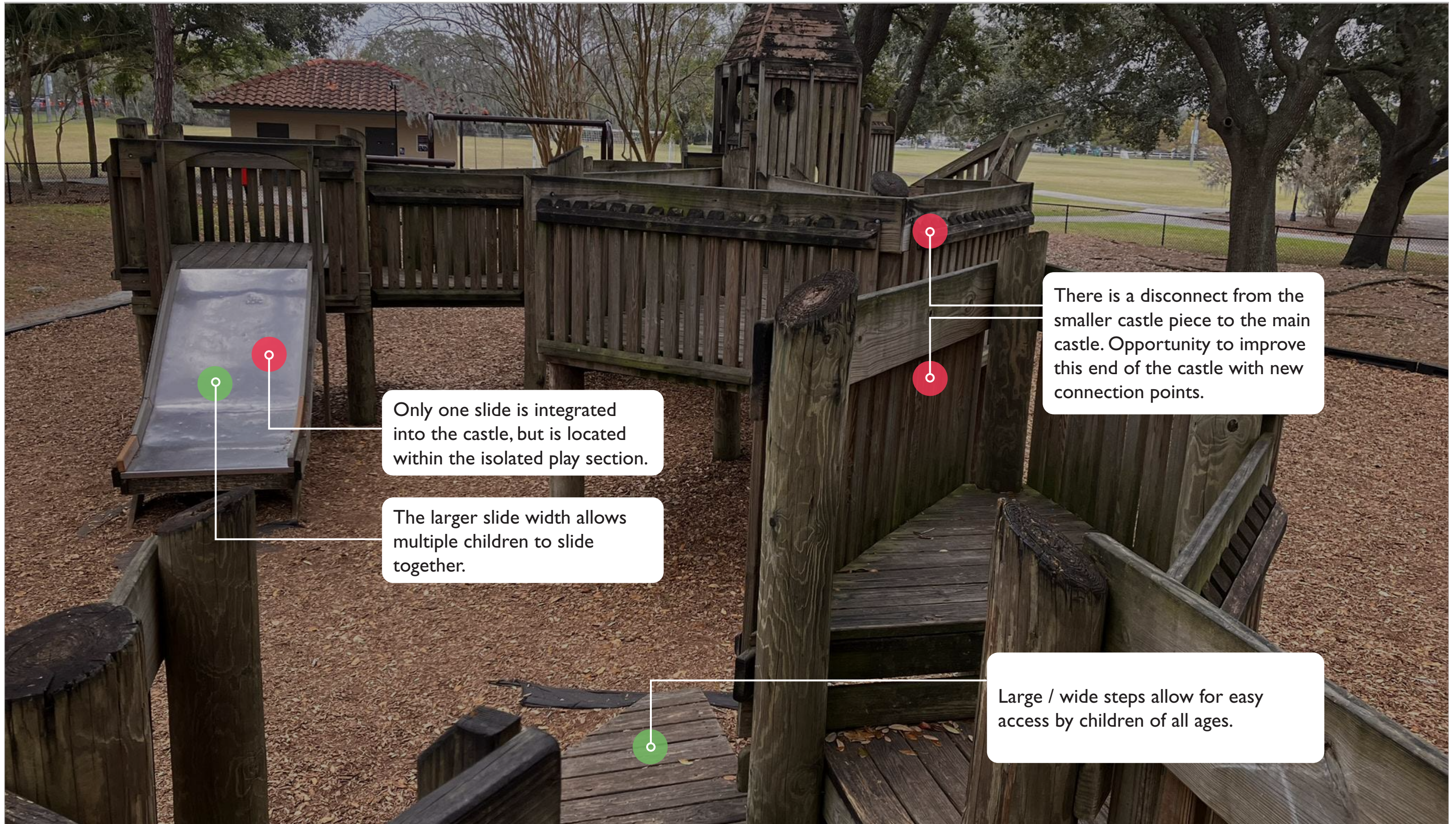
The center pathways of the castle are a unique and a key part of the playground.

Some areas of the castle are in need of substantial maintenance for safety and stability.

Children enjoy the various entry and exit points on the castle.

Overall transitions to the playground and play structures are not accessible to all abilities.





Only one slide is integrated into the castle, but is located within the isolated play section.

The larger slide width allows multiple children to slide together.

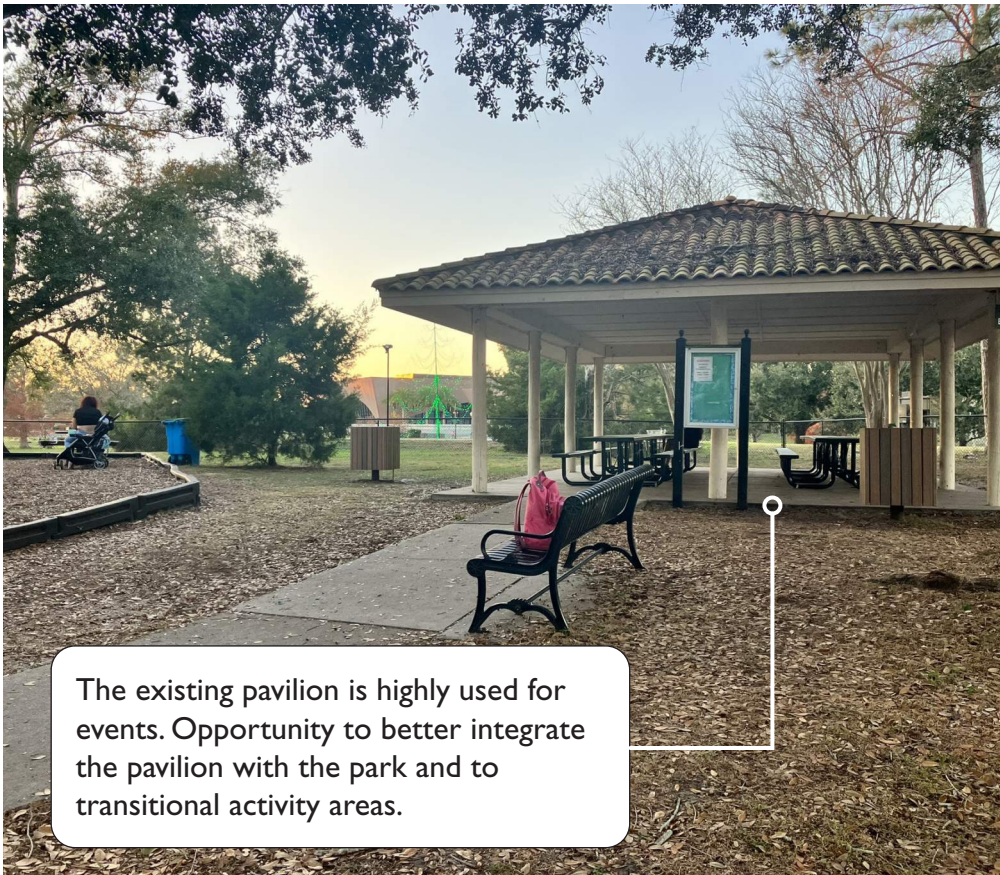
There is a disconnect from the smaller castle piece to the main castle. Opportunity to improve this end of the castle with new connection points.

Large / wide steps allow for easy access by children of all ages.





All the swings in the playground provide a variety of experiences in the current playground. There is an opportunity to relocate these swings with the expansion of the play space.



The existing pavilion is highly used for events. Opportunity to better integrate the pavilion with the park and to transitional activity areas.



Existing playground memorial gets lost in the playground. Opportunity to relocate to more prominent location



# INVENTORY + ANALYSIS

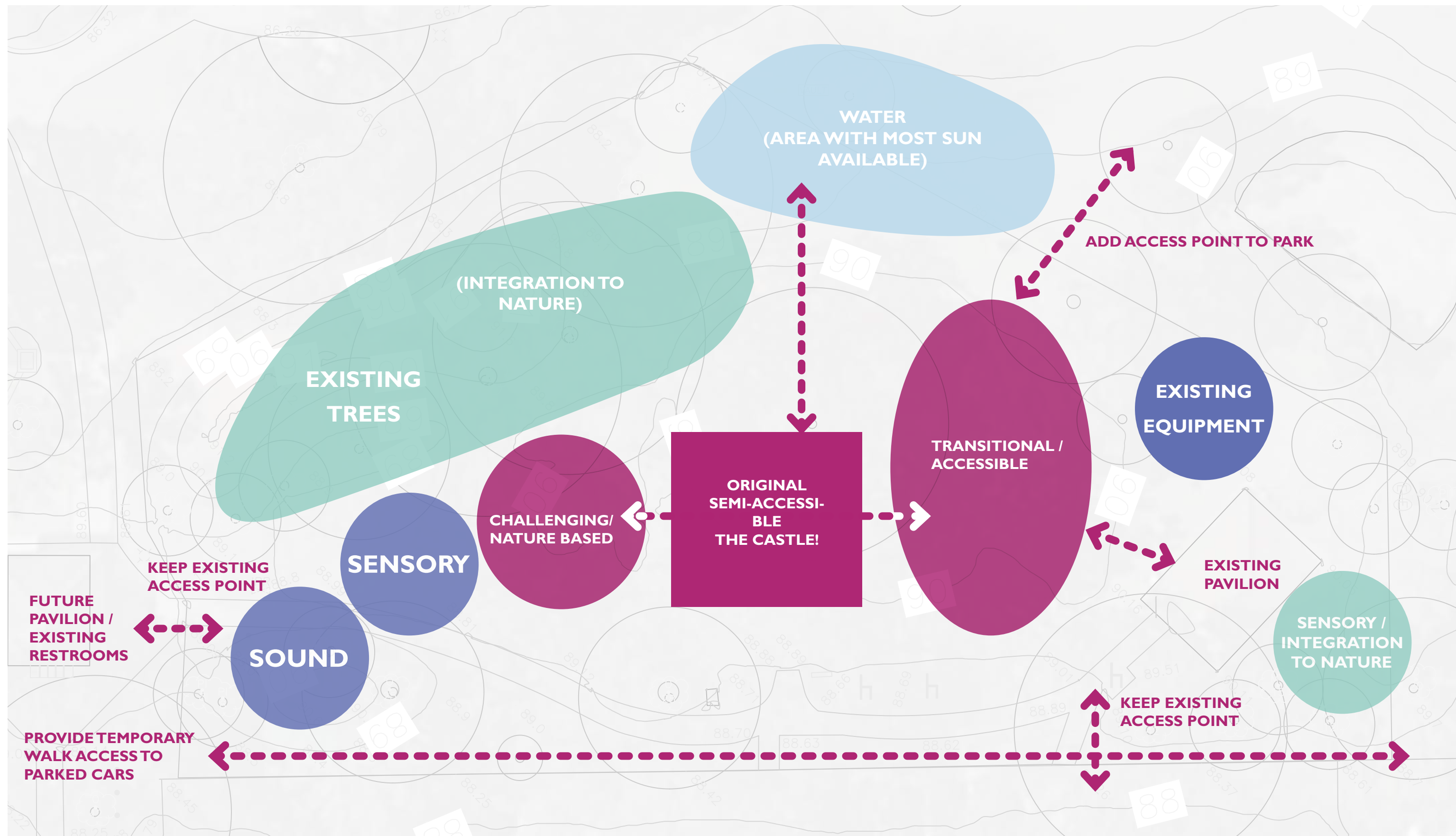
## KEY TAKEAWAYS:

- Need for accessible paths and play for children of all abilities
- Opportunity to integrate a splash play in the open/ sunny space
- Need for challenging / climbing opportunities within the park
- Need for additional access points from the northern side of the park into the playground
- Opportunity to integrate part of the existing castle with new, innovative and accessible play systems
- Opportunity to reuse existing play elements
- Opportunity to keep natural play as part of the playground's feature

(For additional takeaways based on workshop feedback, see Appendix A of overall park schematic package)







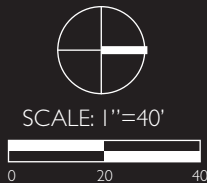


DR. MARTIN LUTHER KING JR. PARK:  
PLAYGROUND + SPLASH PAD

- 1 ENTRY FROM PARKING LOT
- 2 EXISTING PAVILION
- 3 NATURE SENSORY STATION
- 4 RECOLATED SINGLE AND GROUP SWINGS
- 5 CASTLE PLATFORM OVER 5' ARTIFICIAL TURF MOUND
- 6 CONCRETE WALK ACCESS TO CASTLE PLATFORM
- 7 ROLLER SLIDES OVER TURF MOUND
- 8 OPEN TUBE SLIDE OVER MOUND
- 9 CLIMBING ROCKS
- 10 BRIDGE CONNECTION TO EXISTING CASTLE
- 11 EXISTING CASTLE PORTION TO REMAIN
- 12 CLIMBING TOWER
- 13 TUNNEL ENTRIES ON SENSORY WALL
- 14 POURED IN PLACE RUBBER PATH
- 15 PLAYGROUND MULCH
- 16 ROPE SWING
- 17 TRUNK STEPS TO SODDED EXISTING MOUND
- 18 SPLASH PAD / RIVERINE
- 19 RELOCATED PICNIC TABLES OVER MULCH
- 20 RELOCATED TODDLER SWINGS
- 21 ARTIFICIAL TURF MOUND WITH SENSORY "ROOMS" AND TUNNEL
- 22 SOUND EQUIPMENT ON ARTIFICIAL TURF
- 23 ENTRY FROM EXISTING RESTROOM
- 24 ENTRY FROM NORTH OF PARK
- 25 PLAYGROUND FENCE
- 26 EXISTING TREES, TYP.
- 27 PLAYGROUND SEATING ,TYP.
- 28 PROPOSED PALM TREES
- 29 SPLASH PAD EQUIPMENT



2022-05-10







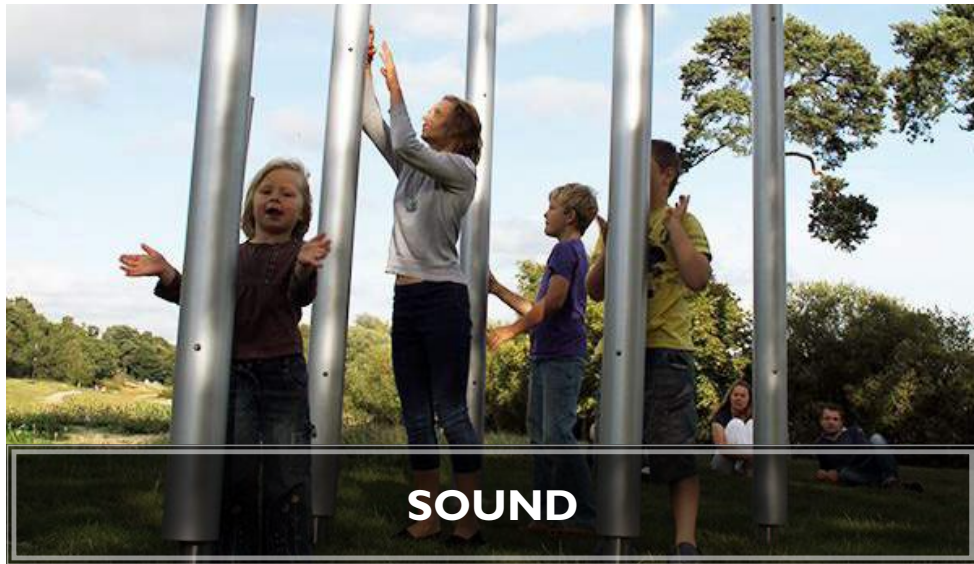
**COMPOSITE WOOD + CARGO NET**



**CASTLE CHARACTER**



**SENSORY WALLS**



**SOUND**



**ROLLING SLIDE ON LAND MOUND**



**SPLASH PAD / RIVERINE**



**CLIMBING ROCKS ON LAND MOUND**

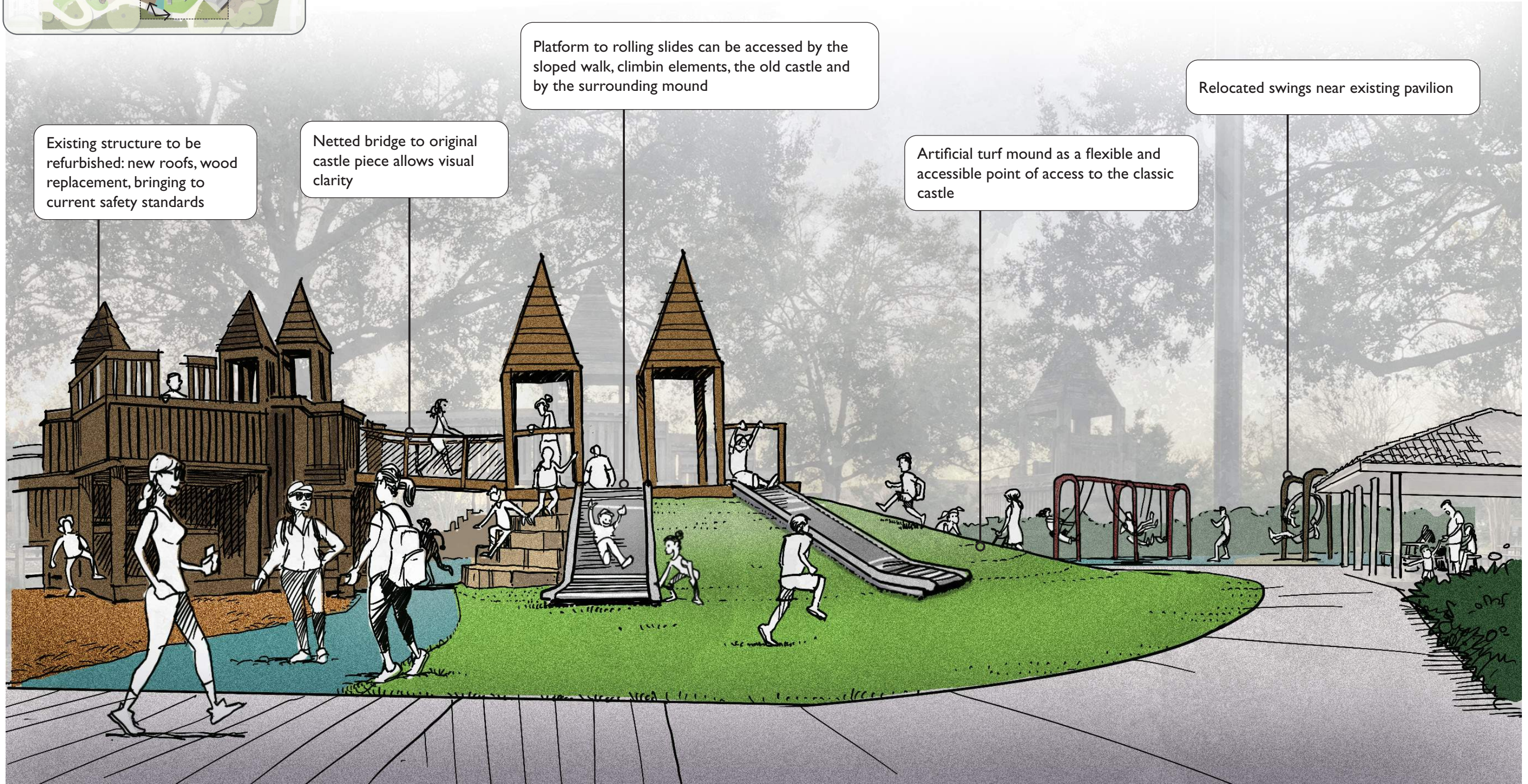


**LEVELED TRUNKS**



**INTEGRATED TUNNELS**









All elements connect with the story of the castle including tunnels, climbing walls and ground material

Climbing tree trunks integrated into the natural mound by the existing Oak trees

Climbing tower connects to the south point of the castle, with sensory elements at various levels



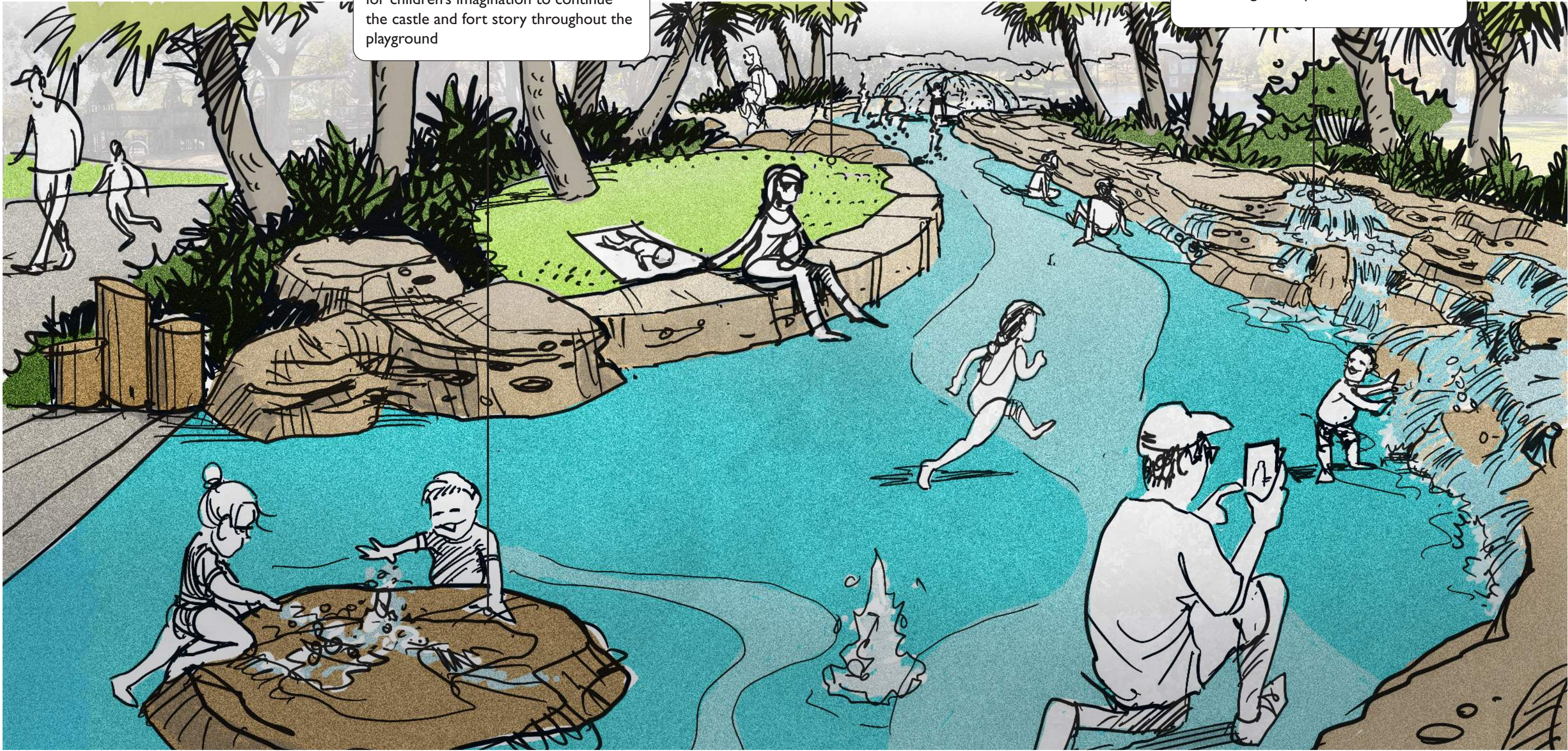




Splash pad is in riverine form, allowing for children's imagination to continue the castle and fort story throughout the playground

Raised artificial turf by caprock walls allow spaces for children and babies to sunbathe and rest

Various water experiences provided for different ages and preferences





# SITE FURNISHINGS

## PICNIC TABLE



EXISTING TABLES TO BE RELOCATED IF IN GOOD CONDITION



IF TABLES ARE TO BE REPLACED, USE MONOLINE CAROUSEL TABLE  
MANUFACTURER: SITE PIECES  
COLOR: TBD

## SEATING



EXISTING LOG BENCHES TO BE RELOCATED IF IN GOOD CONDITION



ALL OTHER BENCHES TO FOLLOW EXISTING CITY STANDARD

## TRASH RECEPTACLE



EXISTING TRASH RECEPTACLES TO BE RELOCATED IF IN GOOD CONDITION

## BIKE RACK



ROUND RACK  
MANUFACTURER: DERO  
COLOR: TBD

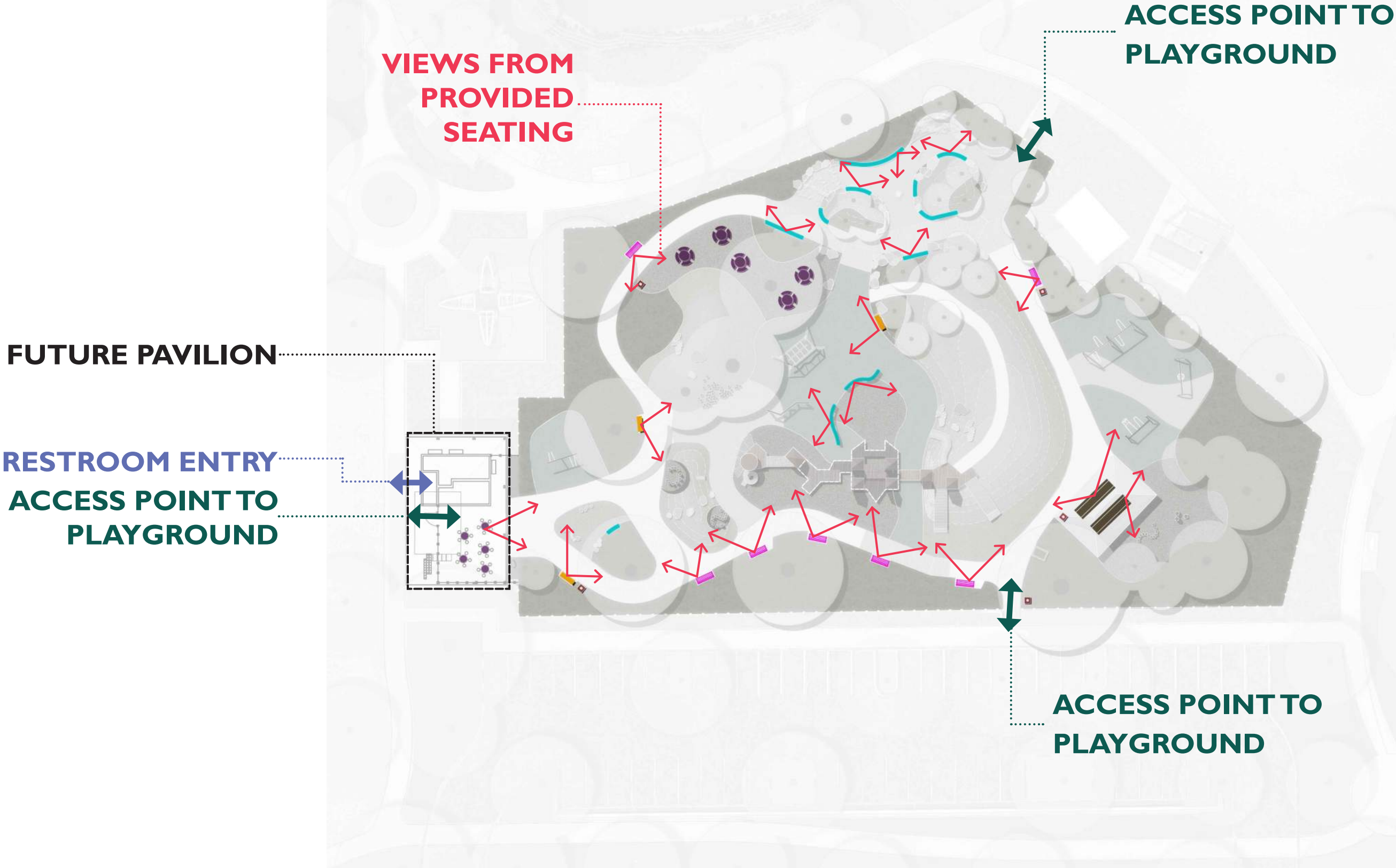
**LEGEND**

- PICNIC TABLES
- STANDARD CITY BENCH
- LOG BENCH
- CAPROCK SEAT WALL
- EXISTING PICNIC TABLE
- TRASH RECEPTACLES
- BIKE RACK





ACCESS AND VIEWS

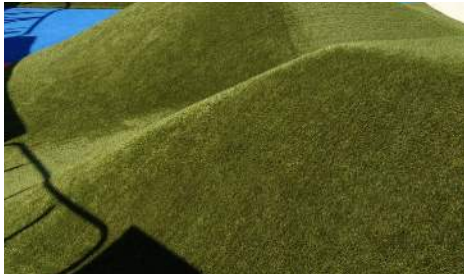




MATERIALS PALETTE



POURED IN PLACE RUBBER



ARTIFICIAL TURF



FLORIDA STONE WALLS



CONCRETE ROCK FORMATION



BOARD FORMED / STAMPED CONCRETE



EXPOSED AGGREGATE CONCRETE



SHREDDED HARDWOOD MULCH

LEGEND

- POURED IN PLACE RUBBER
- ARTIFICIAL TURF
- FLORIDA STONE WALLS
- CONCRETE ROCK FORMATION
- BOARD FORMED / STAMPED CONCRETE
- EXPOSED AGGREGATE CONCRETE
- SHREDDED HARDWOOD MULCH





LANDSCAPE MATERIAL



SABAL MINOR  
DWARF PALMETTO



MUHLENBERGIA CAPILLARIS  
MUHLY GRASS



NEPHROLEPIS BISERRATA  
MACHO FERN



VIBURNUM OBOVATUM Densa  
DWARF WALTER'S VIBURNUM



ILEX VOMITORIA  
DWARF YAUPON



TRIPSACUM DACTYLOIDES  
FAKAHATCHEE GRASS



HAMELIA PATENS  
FIREBUSH





|  | Date: 4/13/2023                                            |          |      |                                             |      |       |                |              |
|----------------------------------------------------------------------------------|------------------------------------------------------------|----------|------|---------------------------------------------|------|-------|----------------|--------------|
|                                                                                  | Project: MLK Jr. Park                                      |          |      |                                             |      |       |                |              |
|                                                                                  | Drawing Set: Schematics / 30% CD's - BASELINE IMPROVEMENTS |          |      |                                             |      |       |                |              |
| Category                                                                         | Item                                                       | Location | Size | Description                                 | Unit | Qty   | Unit Cost      | Item Cost    |
| OVERALL PARK ESTIMATES (excluding the Unity Corner)                              |                                                            |          |      |                                             |      |       |                |              |
| CIVIL / SITE COMPONENTS - OVERALL PARK                                           |                                                            |          |      |                                             |      |       |                |              |
| Site                                                                             | Mobilization/Demo/Clearing and Grubbing                    |          |      |                                             | LS   | 1     | \$157,509.00   | \$157,509.00 |
| Site                                                                             | Erosion and sediment control allowance                     |          |      |                                             | LS   | 1     | \$15,000.00    | \$15,000.00  |
| Site                                                                             | Site Grading                                               |          |      |                                             | AC   | 16    | \$7,500.00     | \$120,000.00 |
| Site                                                                             | Superpave asphalt base                                     |          |      |                                             | SY   | 2,600 | \$50.00        | \$130,000.00 |
| Site                                                                             | Superpave asphalt concrete                                 |          |      |                                             | TN   | 875   | \$180.00       | \$157,500.00 |
| Site                                                                             | Curb and gutter                                            |          |      |                                             | LF   | 1,800 | \$50.00        | \$90,000.00  |
| Site                                                                             | Pervious pavement                                          |          |      |                                             | CY   | 450   | \$500.00       | \$225,000.00 |
| Site                                                                             | Utility adjustment/relocation allowance (storm, sanitary)  |          |      |                                             | LS   | 1     | \$78,754.00    | \$78,754.00  |
| Site                                                                             | Storm water feature                                        |          |      | LID swale treatment along east side of pond | LS   | 1     | \$50,000.00    | \$50,000.00  |
| Sub-Total Civil / Site:                                                          |                                                            |          |      |                                             |      |       | \$1,023,763.00 |              |
| Contingency (20%)                                                                |                                                            |          |      |                                             |      |       | \$204,752.60   |              |
| Sub-Total Civil / Site:                                                          |                                                            |          |      |                                             |      |       | \$1,228,515.60 |              |

|                                     |                               |             |                     |                                                                                                                                                    |     |        |              |              |
|-------------------------------------|-------------------------------|-------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------|--------------|--------------|
| HARDSCAPE COMPONENTS - OVERALL PARK |                               |             |                     |                                                                                                                                                    |     |        |              |              |
| Fences & Gates                      |                               |             |                     |                                                                                                                                                    |     |        |              |              |
| HS - FG                             | Fence - Basketball Court      |             |                     |                                                                                                                                                    | LF  | 0      | \$110.00     | \$0.00       |
| HS - FG                             | Gate - Basketball Court       |             |                     |                                                                                                                                                    | EA  | 0      | \$2,200.00   | \$0.00       |
| HS - FG                             | Fence - Wood                  |             |                     | 42" ht wood split rail fence with mesh                                                                                                             | LF  | 0      | \$90.00      | \$0.00       |
| Lighting                            |                               |             |                     |                                                                                                                                                    |     |        |              |              |
| HS - LF                             | Sports Field Lighting         |             |                     |                                                                                                                                                    | NIC |        |              | \$0.00       |
| HS - LF                             | Landscape Uplight             |             |                     |                                                                                                                                                    | EA  |        | \$300.00     | \$0.00       |
| HS - LF                             | Boardwalk Lighting            |             |                     |                                                                                                                                                    | EA  |        | \$300.00     | \$0.00       |
| HS - LF                             | Site Light                    |             |                     |                                                                                                                                                    | EA  |        | \$2,000.00   | \$0.00       |
| Paving                              |                               |             |                     |                                                                                                                                                    |     |        |              |              |
| HS - PC                             | Aggregate                     |             |                     | 4" thick decorative stone aggregate with filter fabric                                                                                             | SF  | 0      | \$8.50       | \$0.00       |
|                                     | Cap Rock Bench                |             | 9'L x 3'W x 2'H     | Cap rock bench/seat wall                                                                                                                           | EA  |        | \$4,000.00   | \$0.00       |
| HS - PC                             | Concrete Paving               | Sidewalks   |                     | 4" thick natural gray concrete sidewalk with broom finish and wwm                                                                                  | SF  | 11,000 | \$7.00       | \$77,000.00  |
|                                     | Pavers                        | Parking Lot |                     | Local manufactured vehicular pervious 4"x8" paver in standard colorand finish, herringbone pattern with stone joints, 18" thick drainage aggregate | SF  | 0      | \$16.50      | \$0.00       |
| HS - PC                             | Metal Edging                  |             |                     | At decorative aggregate areas where abutting landscape                                                                                             | LF  | 0      | \$18.00      | \$0.00       |
| HS - PC                             | Curbing                       |             | 8" W x 18" Thick    | Thick natural grey concrete ribbon curbe / Type D curb @pavers with broom finish and rebar reinforcemetn                                           | LF  | 2,135  | \$40.00      | \$85,400.00  |
| HS - PC                             | Surfacing - Basketball Court  |             |                     | Resurfacing of existing basketball courts                                                                                                          | SF  | 0      | \$12.00      | \$0.00       |
| Site Structures                     |                               |             |                     |                                                                                                                                                    |     |        |              |              |
| HS - SS                             | Decking - Railing (New)       |             |                     | New boardwalk guardrails                                                                                                                           | LF  |        | \$120.00     | \$0.00       |
| HS - SS                             | Decking - Elevated (New)      |             |                     | New boardwalk decking, framing, structure                                                                                                          | SF  |        | \$65.00      | \$0.00       |
| HS - SS                             | Decking - Railing (Existing)  |             |                     | Existing boardwalk new guardrails only                                                                                                             | LF  |        | \$120.00     | \$0.00       |
| HS - SS                             | Decking - Elevated (Existing) |             |                     | Existing boardwalk new decking only                                                                                                                | SF  |        | \$45.00      | \$0.00       |
| HS - SS                             | Planter                       |             | 13' x 6'            | Wood framed                                                                                                                                        | EA  |        | \$5,000.00   | \$0.00       |
| HS - SS                             | Planter                       |             | 7' x 6'             | Wood framed                                                                                                                                        | EA  |        | \$3,500.00   | \$0.00       |
| HS - SS                             | Planter                       |             | 12'x7'              | Wood framed                                                                                                                                        | EA  |        | \$5,000.00   | \$0.00       |
| HS - SS                             | Garden Shed                   |             |                     |                                                                                                                                                    | EA  |        | \$1,000.00   | \$0.00       |
| HS - SS                             | Pavilion - New                |             | 60'x40'             | New pavilion w/ restroom (adjacent to playground)                                                                                                  | EA  | 1      | \$330,000.00 | \$330,000.00 |
| HS - SS                             | Pavilion - New                |             | 20'x15'             | New pavilion (Hannibal house sculpture)                                                                                                            | EA  | 0      | \$105,000.00 | \$0.00       |
| Site Fixtures                       |                               |             |                     |                                                                                                                                                    |     |        |              |              |
| HS - SX                             | Bench - Anchored              |             | 6' L                | City standard                                                                                                                                      | EA  | 10     | \$4,000.00   | \$40,000.00  |
| HS - SX                             | Picnic Table - Anchored       |             |                     | City standard                                                                                                                                      | EA  | 8      | \$3,000.00   | \$24,000.00  |
| HS - SX                             | Bike Rack                     |             |                     | City standard                                                                                                                                      | EA  | 6      | \$1,500.00   | \$9,000.00   |
| HS - SX                             | Sports Bleachers              |             | 15' L x 9' W x 8' H |                                                                                                                                                    | EA  | 0      | \$14,000.00  | \$0.00       |
| HS - SX                             | Fitness Stations              |             |                     |                                                                                                                                                    | EA  | 0      | \$6,500.00   | \$0.00       |
| HS - SX                             | Trash Receptacle              |             |                     | City standard                                                                                                                                      | EA  | 6      | \$1,000.00   | \$6,000.00   |

|                                   |                     |  |  |                                                                                                             |    |       |              |              |
|-----------------------------------|---------------------|--|--|-------------------------------------------------------------------------------------------------------------|----|-------|--------------|--------------|
| Water Features                    |                     |  |  |                                                                                                             |    |       |              |              |
| Walls & Fences                    |                     |  |  |                                                                                                             |    |       |              |              |
| HS - WS                           | Wall - Retaining    |  |  | 3' ht. x 8" wide CMU block retaining wall w/precast cap, stucco finish and concrete footer w/reinforcements | LF | 50    | \$395.00     | \$19,750.00  |
| Miscellaneous                     |                     |  |  |                                                                                                             |    |       |              |              |
| HS - Misc                         | Hardscape Site Prep |  |  | Expansion joint, zip strip, caulking                                                                        | LF | 6,524 | 4            | \$26,096.00  |
| HS - Misc                         | Hardscape Site Prep |  |  | Mock ups, 4'x4' flatwork, walls and curbs                                                                   | EA | 5     | \$1,000.00   | \$5,000.00   |
| HS - Misc                         | Hardscape Site Prep |  |  | General site grading                                                                                        | LS | 1     | \$45,985.74  | \$45,985.74  |
| HS - Misc                         | Hardscape Site Prep |  |  | Site survey and layout                                                                                      | LS | 1     | \$46,905.46  | \$46,905.46  |
| HS - Misc                         | Hardscape Site Prep |  |  | General conditions, mobilization, layout, submittals, safety, clean up, demobilization                      | LS | 1     | \$239,217.82 | \$239,217.82 |
| Sub-Total Overall Park Hardscape: |                     |  |  |                                                                                                             |    |       | \$954,355.02 |              |

|                                     |               |  |          |                                                   |    |         |              |              |
|-------------------------------------|---------------|--|----------|---------------------------------------------------|----|---------|--------------|--------------|
| LANDSCAPE COMPONENTS - OVERALL PARK |               |  |          |                                                   |    |         |              |              |
| Irrigation                          | Irrigation    |  |          | Irrigation, 100% coverage                         | SF | 279,768 | \$1.20       | \$335,721.60 |
| LS - Mulch                          | Mulch         |  | 3" depth | Hardwood                                          | CY | 1,036   | \$38.00      | \$39,368.00  |
| LS - Shrubs / GC / Sod              | Sod           |  |          | St. Augustine, Solid Sod (excludes sports fields) | SF | 247,860 | \$0.90       | \$223,074.00 |
| LS - Shrubs / GC / Sod              | Shrubs        |  |          | 5% @ #10, 5% @ #7, 90% @ #3                       | SF | 22,382  | \$2.50       | \$55,954.00  |
| LS - Trees                          | Canopy        |  |          | 3" caliper average                                | EA | 51      | \$800.00     | \$40,800.00  |
| LS - Trees                          | Canopy - Pine |  |          | 1.5" caliper average                              | EA | 54      | \$200.00     | \$10,800.00  |
| LS - Trees                          | Understory    |  |          | 1.5" caliper average                              | EA | 19      | \$450.00     | \$8,550.00   |
| Sub-Total Overall Park Landscape:   |               |  |          |                                                   |    |         | \$714,267.60 |              |



HARDSCAPE COMPONENTS - PLAYGROUND AND SPLASH PAD

Fences & Gates

|         |                    |  |  |  |    |     |            |             |
|---------|--------------------|--|--|--|----|-----|------------|-------------|
| HS - FG | Fence - Playground |  |  |  | LF | 860 | \$90.00    | \$77,400.00 |
| HS - FG | Gate - Playground  |  |  |  | EA | 4   | \$2,000.00 | \$8,000.00  |

Paving

|         |                              |           |  |                                                                                  |    |       |            |              |
|---------|------------------------------|-----------|--|----------------------------------------------------------------------------------|----|-------|------------|--------------|
| HS - PC | Artificial Turf              |           |  | Artificial turf mounds 4' ht. max with all grading, aggregate, and nailer board  | SF | 8,400 | \$35.00    | \$294,000.00 |
| HS - PC | Boulders                     |           |  | Cap rock boulders                                                                | EA | 50    | \$1,200.00 | \$60,000.00  |
| HS - PC | Concrete Paving              | Sidewalks |  | 4" thick natural gray concrete sidewalk with broom finish and wwm                | SF | 6,400 | \$7.00     | \$44,800.00  |
| HS - PC | Concrete Paving              | Sidewalks |  | 4" thick natural gray concrete sidewalk with board form / stamped finish and wwm | SF | 2,200 | \$9.00     | \$19,800.00  |
| HS - PC | Surfacing - Playground       |           |  | Playground surfacing - poured in place rubber                                    | SF | 8,700 | \$30.00    | \$261,000.00 |
| HS - PC | Surfacing - Playground Mulch |           |  | Playground mulch                                                                 | LS | 1     | \$8,000.00 | \$8,000.00   |

Site Structures

|         |                    |  |         |                            |    |   |             |             |
|---------|--------------------|--|---------|----------------------------|----|---|-------------|-------------|
| HS - SS | Pavilion - Exising |  | 33'x21' | Rehabbed existing pavilion | EA | 1 | \$50,000.00 | \$50,000.00 |
|---------|--------------------|--|---------|----------------------------|----|---|-------------|-------------|

Site Fixtures

|         |                         |  |  |                                                                                                   |    |   |              |              |
|---------|-------------------------|--|--|---------------------------------------------------------------------------------------------------|----|---|--------------|--------------|
| HS - SX | Bench - Anchored        |  |  | City Standard                                                                                     | EA | 7 | \$4,000.00   | \$28,000.00  |
| HS - SX | Picnic Table - Anchored |  |  | City Standard                                                                                     | EA | 5 | \$3,000.00   | \$15,000.00  |
| HS - SX | Bike Rack               |  |  | City Standard                                                                                     | EA | 6 | \$1,500.00   | \$9,000.00   |
| HS - SX | Playground Equipment    |  |  | New elements and renovation of the existing castle structure. (see item ## on schematic drawings) | EA | 1 | \$700,000.00 | \$700,000.00 |
| HS - SX | Playground Equipment    |  |  | Musical instruments (chimes, drums, and bells) (see item ## on schematic drawings)                | EA | 3 | \$5,000.00   | \$15,000.00  |
| HS - SX | Playground Equipment    |  |  | Pendulum swing (see item ## on schematic drawings)                                                | EA | 1 | \$16,000.00  | \$16,000.00  |
| HS - SX | Trash Receptacle        |  |  | City Standard                                                                                     | EA | 5 | \$1,000.00   | \$5,000.00   |

Water Features

|         |               |  |  |                                                                                                                                                                                                                                               |    |     |              |              |
|---------|---------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|--------------|--------------|
| HS - WF | Faux Rockwork |  |  | 24" ht. x 24" depth artificial rockwork / retaining wall along edge of splash pad.                                                                                                                                                            | LF | 200 | \$500.00     | \$100,000.00 |
| HS - WF | Splash Pad    |  |  | Splash pad w/4" thick color TBD concrete w/ (color based on color group 3-4) thickened edges, sponge finish and reinforcement (1,212 SF). Includes all equipment, plumbing, mechanical and filtration systems. Includes 20 landscape boulders | LS | 1   | \$240,000.00 | \$240,000.00 |

Walls & Steps

Miscellaneous

|           |                                       |  |  |  |    |  |  |  |
|-----------|---------------------------------------|--|--|--|----|--|--|--|
| HS - Misc | Relocated Picnic Tables               |  |  |  | LS |  |  |  |
| HS - Misc | Relocated Swings                      |  |  |  | LS |  |  |  |
| HS - Misc | Tree Trunk Step Elements              |  |  |  | LS |  |  |  |
| HS - Misc | Relocation of existing play equipment |  |  |  | LS |  |  |  |

Sub-Total Playground Hardscape: \$1,951,000.00

LANDSCAPE COMPONENTS - PLAYGROUND AND SPLASH PAD

|             |            |  |          |                                          |    |        |          |             |
|-------------|------------|--|----------|------------------------------------------|----|--------|----------|-------------|
| Irrigation  | Irrigation |  |          | Irrigation, 100% coverage                | SF | 14,500 | \$1.20   | \$17,400.00 |
| LS - Mulch  | Mulch      |  | 3" depth | Hardwood                                 | CY | 135    | \$38.00  | \$5,130.00  |
| LS - Shrubs | Shrubs     |  |          | 5% @ #10, 5% @ #7, 90% @ #3              | SF | 14,500 | \$2.50   | \$36,250.00 |
| LS - Palm   |            |  |          | Sabal Palm, regenerated palms, 8'-16' CT | EA | 26     | \$400.00 | \$10,400.00 |

Sub-Total Playground Landscape: \$69,180.00

Total Overall Baseline: \$2,897,138.22

Total Overall Playground: \$2,020,180.00

Grand Total Overall Park (Excluding Unitiy Corner): \$4,917,318.22



**Community Redevelopment Agency 10-Year Proforma  
FY22-23 Approved Budget Plan**

|                                                                                 | FY 2023     | FY 2024   | FY 2025   | FY 2026     | FY 2027   | FY 2028   | FY 2029 | FY 2030 | FY 2031 | FY 2032 |         |
|---------------------------------------------------------------------------------|-------------|-----------|-----------|-------------|-----------|-----------|---------|---------|---------|---------|---------|
| ESTIMATED REVENUES                                                              |             |           |           |             |           |           |         |         |         |         |         |
| TIF Revenue - City                                                              | 4,043,522   | 4,326,569 | 4,369,834 | 4,457,231   | 4,590,948 |           |         |         |         |         |         |
| TIF Revenue - County                                                            | 3,390,920   | 3,628,284 | 3,664,567 | 3,737,859   | 3,849,994 |           |         |         |         |         |         |
| Investment Earnings                                                             | -           | 30,000    | 30,450    | 30,907      | 31,370    |           |         |         |         |         |         |
| Misc. Revenues                                                                  | -           | -         | -         | -           | -         |           |         |         |         |         |         |
| CRA Revenues                                                                    | 7,434,442   | 7,984,853 | 8,064,851 | 8,225,996   | 8,472,313 |           |         |         |         |         |         |
| Fund Balance                                                                    | -           | -         | -         | -           | -         |           |         |         |         |         |         |
| Total Revenues                                                                  | 7,434,442   | 7,984,853 | 8,064,851 | 8,225,996   | 8,472,313 |           |         |         |         |         |         |
| ESTIMATED EXPENDITURES                                                          |             |           |           |             |           |           |         |         |         |         |         |
| Personnel & Indirect Costs                                                      | 572,642     | 598,028   | 621,972   | 644,247     | 666,698   |           |         |         |         |         |         |
| General Operating                                                               | 384,503     | 400,193   | 414,763   | 428,017     | 439,801   |           |         |         |         |         |         |
| Community Initiatives                                                           | 445,000     | 550,310   | 555,242   | 559,731     | 563,713   |           |         |         |         |         |         |
| Capital Maintenance                                                             | 120,000     | 126,000   | 131,040   | 135,626     | 139,695   |           |         |         |         |         |         |
| Misc. Capital Enhancements                                                      | -           | 140,000   | 140,000   | 140,000     | 140,000   |           |         |         |         |         |         |
| Debt Service & Transfers                                                        | 1,484,485   | 1,071,284 | 1,066,442 | 710,568     | -         |           |         |         |         |         |         |
| Total Expenditures                                                              | 3,006,630   | 2,885,814 | 2,929,459 | 2,618,189   | 1,949,908 |           |         |         |         |         |         |
| Annual Surplus/Deficit (Funding Available for Additional Projects and Programs) | 4,427,812   | 5,099,038 | 5,135,392 | 5,607,807   | 6,522,405 |           |         |         |         |         |         |
| Proposed Project Addl. Funding                                                  | Est. Totals | FY 2023   | FY 2024   | FY 2025     | FY 2026   | FY 2027   | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 |
| 17/92 Streetscape                                                               | 5,185,228   | -         | 1,000,000 | 2,000,000   | 2,185,228 | -         |         |         |         |         |         |
| North Denning Dr. Streetscape Extension                                         | 500,000     | 500,000   | -         | -           | -         | -         |         |         |         |         |         |
| Denning/Fairbanks Improvements                                                  | 321,765     | 321,765   | -         | -           | -         | -         |         |         |         |         |         |
| MLK Park Improvements                                                           | 2,900,000   | 2,900,000 | -         | -           | -         | -         |         |         |         |         |         |
| Land Acquisitions                                                               | 1,500,000   | -         | 1,500,000 | -           | -         | -         |         |         |         |         |         |
| Post Office Purchase                                                            | 7,075,000   | -         | -         | 5,000,000   | 2,075,000 | -         |         |         |         |         |         |
| Parking Improvements                                                            | 7,000,000   | -         | -         | -           | -         | 7,000,000 |         |         |         |         |         |
| Connectivity Improvements                                                       | 200,000     | -         | 200,000   | -           | -         | -         |         |         |         |         |         |
| Proposed CRA Project Funding Total                                              | 24,681,993  | 3,721,765 | 2,700,000 | 7,000,000   | 4,260,228 | 7,000,000 |         |         |         |         |         |
| Fund Surplus/Deficit                                                            |             | 706,047   | 2,399,038 | (1,864,608) | 1,347,579 | (477,595) |         |         |         |         |         |
| Cumulative Fund Balance (Reserves)                                              | (622,747)   | 83,300    | 2,482,339 | 617,731     | 1,965,310 | 1,487,715 |         |         |         |         |         |





## Community Redevelopment Advisory Board

# agenda item

|                     |                  |              |                           |
|---------------------|------------------|--------------|---------------------------|
| item type           | Non-Action Items | meeting date | April 27, 2023            |
| prepared by         | Anne Sallee      | approved by  | Kyle Dudgeon, Peter Moore |
| board approval      | Completed        |              |                           |
| strategic objective |                  |              |                           |

### subject

Center Street Environment

### motion / recommendation

### background

Staff has been working to improve existing experience on Center Street for social, economic, and environmental purposes. A multi-pronged approach has been taken which includes efforts from several city departments; Public Works, Planning and the CRA/ED.

At the December meeting the board discussed the challenges commercial properties are having with the maintenance and upkeep of their rear facades. Staff suggested modifications either within the existing program, or a new program, to state that both front and rear facades of commercial properties should fall under the same conditions for business improvements and aesthetics. Staff also recommends incentivizing commercial properties to encourage investment into their rear facades.

The current condition of Center St, immediately behind, or to the east of the Park Avenue Commercial area has long been an area subject to accumulation of muck from HVAC condensate drainage and soiled water disposal. The moisture from HVAC discharge and mop water disposal, accumulates and combines with refuse spillover, creating an unsightly, malodorous, slippery area.

After discussions between the departments, a proposed solution is proposed in conjunction with the façade improvement program.

1. Business Façade grant program modification proposes to add language to allow for small utility improvements (50% match). Such improvements would include public-facing, small-scale utility improvements, such as mop sinks, condensate discharge



- drainage connections, and others as may be provided for within the city code;
2. Condensate drainage program: City/CRA driven program to create infrastructure that mitigates the detriment of stormwater quality by condensate and other liquids reaching storm drains. Existing conditions create unwanted nuisances. 100% contribution from CRA per rock bed area.

The present CRA Plan speaks to improvements that provide business support and programs consistent with this project. The CRA specifically addresses the creation of changes to the development code, design standards and regulations to address problems and opportunities within the district.

{CRA Plan Amendment p. 51 and CRA Plan p. 208, Policy 1.2C}

Objective 1.2 - Business Organizational Development - To increase participation and community leadership of the business owners and land owners to foster solutions to downtown and other commercial district problems through organizations such as the Park Avenue Merchants Association (PAMA)

Policy 1.2C: The Agency shall coordinate with business/land owner organizations such as the PAMA to develop more specific urban design, streetscape, and parking solutions.

The board is asked to provide feedback on these modifications.

### **alternatives / other considerations**

#### **fiscal impact**

Funding for facade changes would still be taken out of the same program. Staff is recommending the Small Scale Enhancements fund for rock bed improvements.

#### **ATTACHMENTS:**

[CRA Business Facade Guidelines.pdf](#)

#### **ATTACHMENTS:**

[CONDENSATE DRAINAGE DETAIL-8x11.pdf](#)

#### **ATTACHMENTS:**

[Rock Bed for HVAC Condensate .pdf](#)





## Business Façade Grant Program Guidelines

The Community Redevelopment Agency (CRA) of the City of Winter Park established the Business Façade Grant Program to provide a financial incentive to property and business owners to renovate and reinvest in the exterior of their business or commercial property. The program specifically encourages redevelopment and reinvestment for commercial properties located in the Winter Park CRA district of the City.

### **ELIGIBLE APPLICANTS**

- The grant applicant must be a property owner or a business owner leasing a storefront;
- The business must be located within the boundaries of the Winter Park CRA (see map);
- If applying as the tenant, an affidavit must be signed by the property owner consenting to the improvements (see application);
- Proposed project must be a small business as defined by the U.S. Small Business Administration (For more information visit [www.sba.gov/size](http://www.sba.gov/size);
- Business may be an individually owned franchise as long as it meets all other criteria;
- Tenant must have at least two years remaining in lease at location of proposed project;
- Exterior Improvement Program Grant can only be used once per building; regardless of ownership;
- Buildings with multiple occupants may be eligible on a case by case basis;
- The project applicant must owe no outstanding property taxes, fees, judgment, or liens to the City of Winter Park or Orange County and have no outstanding code violations.

**Ineligible Applicants:** National corporate franchises, government offices and agencies (non-governmental, for-profit, tenants are eligible), businesses that exclude service to minors, properties primarily in residential use, properties exempt from property taxes.

### **ELIGIBLE PROJECTS**

The Exterior Improvement Grant program is funded through Community Redevelopment Agency funds. The CRA will match the Owner/Lessee up to fifty percent (50%) of the total cost of eligible improvements up to \$20,000. Project cost must exceed \$2,500 of eligible improvements to be considered for façade grant. All work must be done on the exterior of a street facing side of the building.

**Eligible work:** Rehabilitation of building facades visible to the street or public right-of-way, including:

- storefronts;
- ledges;
- gutters and downspouts;



- signs and graphics;
- exterior lighting;
- canopies and awnings;
- painting and masonry work.

Following repairs are allowed as long as they are part of work which is directly visible from public right-of-ways and specifically approved by the CRA:

- landscaping and irrigation;
- fences;
- seal coating, re-stripping of parking lots and bike racks;
- public-facing, small-scale utility improvements, such as mop sinks, condensate discharge drainage connections, and others as may be provided for within the city code;
- New construction may be considered on a case-by-case basis if the applicant is upgrading the current façade of a property.

#### **Ineligible Activities:**

- roofs;
- structural foundations;
- billboards;
- security systems;
- non-permanent fixtures;
- interior window coverings;
- personal property and equipment;
- security bars; razor/barbed wire fencing;
- sidewalks and paving;
- all necessary government approvals, building permits, and taxes;
- services performed by a non-licensed contractor
- work performed prior to grant award

#### **AWARD TIMELINE**

Applications will be collected quarterly beginning October 1<sup>st</sup>. Businesses may apply during any quarter of the fiscal year, but are encouraged to submit their applications as soon as possible to ensure funds are available for commitment.

First time applicants are encouraged to participate as they will be given priority over businesses who have previously participated in the CRA Business Façade Program. Staff will also review safety repairs and total leverage of CRA funding to determine award.

#### **AWARD REIMBURSEMENT**

Reimbursement shall be limited to no more than 50% of the total cost of eligible improvements, not to exceed \$20,000 per storefront. Larger buildings with more than one storefront and/or more than one side visible (on a corner) may be considered for a larger grant on a case by case



basis by the CRA Director. Any projects totaling less than \$2,500 in qualified improvements are not eligible.

Approved applicants may request on up to 50% of the estimated awarded grant funds, with proof of paid invoice. The remaining grant funds will be paid once the project is complete. Grants are awarded on a first come, first served basis, as long as funding remains available in the program.

The CRA reserves the right to refuse reimbursements in whole or in part for work that is not completed within 9 months. The CRA cannot reserve funds indefinitely. Grants may be subject to cancellation if not completed or significant progress has not been made by the completion date. Request for extensions will be considered only if made in writing and progress towards completion has been demonstrated.

In the event all programs funds have been committed, owner/lessee may still submit an application, complete approved façade work, and be reimbursed for that work if funding is approved and available. Due to the uncertain nature of budget availability in any given year, the CRA cannot guarantee that funding will be available or if any applicant will be reimbursed. Applicants who submit a completed application and are on the waiting list may be eligible to be reimbursed if funding becomes available up to one year past the date of their application submittal. Work completed in advance of funding availability must be maintained in like-new condition and match with the scope of work submitted with the application in order to receive reimbursement. Only applicants that have previously applied and been placed on the waiting list prior to beginning any exterior improvement under this program may be eligible for funding.

**Multi-Tenant Building:** Business tenants in a multi-tenant property may apply to the program as long as the tenant has a clearly definable independent entrance into the storefront that is clearly visible from public rights-of-way (ex. strip-mall tenants). Business tenants in multi-tenant buildings that do not have independent storefronts are not eligible to apply, however the property owner may still apply if they meet the eligibility requirements. Multi-tenant property owners may still apply if they meet all other eligibility requirements. Property owners will not be able to apply if other tenants in the same property have previously used the program. If no other tenant in the property has utilized the program then the property owner may apply as the applicant and receive up to \$20,000 for the entire property.

**COMPETITIVE BIDDING** Applicants are required to get three (3) competitive bids for every type of proposed work. Please be advised, applicants are not permitted to use their own business as one of the required bids. The CRA will match up to 50% of the cost up to \$20,000. All contractors must be insured and licensed by the State of Florida. All construction contracts will be between the applicant and contractor.



## **APPROVALS**

The CRA has the sole authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding. Participants will be responsible for obtaining necessary regulatory approvals, including any needed by City departments or boards and including, but not limited to, building permits and any other necessary permits. All work must comply with city, state and federal regulations.

## **CONTRACTUAL AGREEMENT**

Accepted applicants must enter into a contractual agreement with the CRA prior to disbursement of grant funds.

## **SUBMISSION REQUIREMENTS**

Application packages must include documentation that illustrates the visual impact of the project and its cost.

***Failure to provide required information will delay the review and/or approval process.***

The applications must include the following attachments:

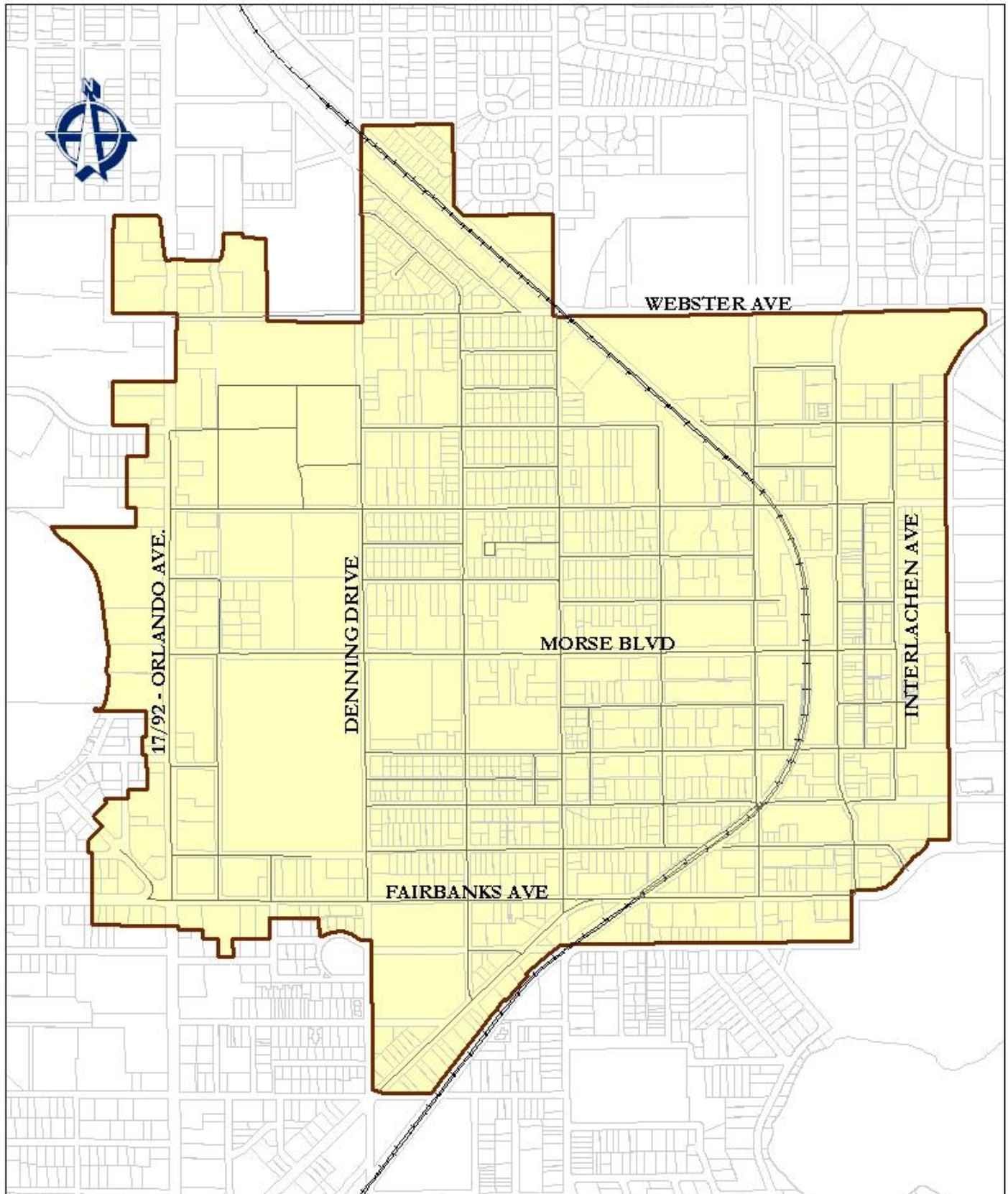
1. Complete application form
2. Copy of current business license
3. Copy of current property insurance
4. Written consent from property owner giving permission to conduct exterior improvements (*if necessary*)
5. Digital photographs of existing conditions of project
6. Written description of project improvements including material list and color selections
7. Simple sketch of improvement project
8. Three competitive bids for each type of work proposed

Submit complete applications to:  
Community Redevelopment Agency  
Attn: Exterior Improvement Grant Program  
401 Park Avenue South  
Winter Park, FL 32789

For more information about the CRA's Business Façade Program, please contact our office at 407-599-3217.



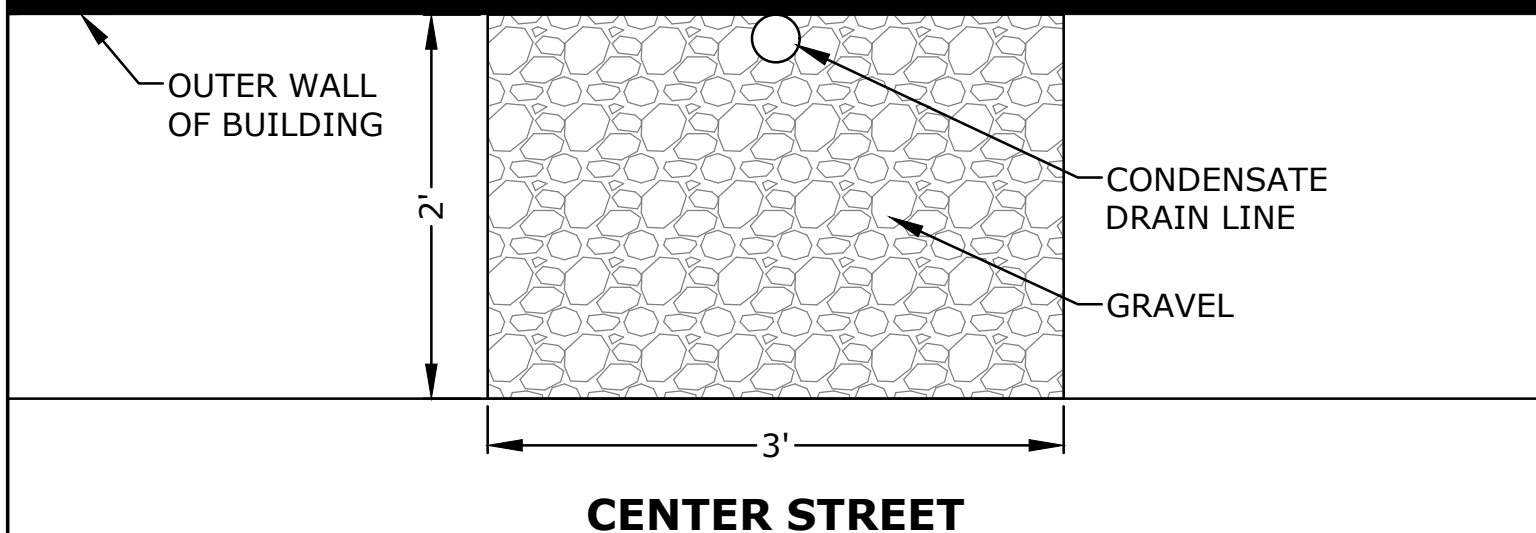
# Winter Park Community Redevelopment Agency Boundary Map



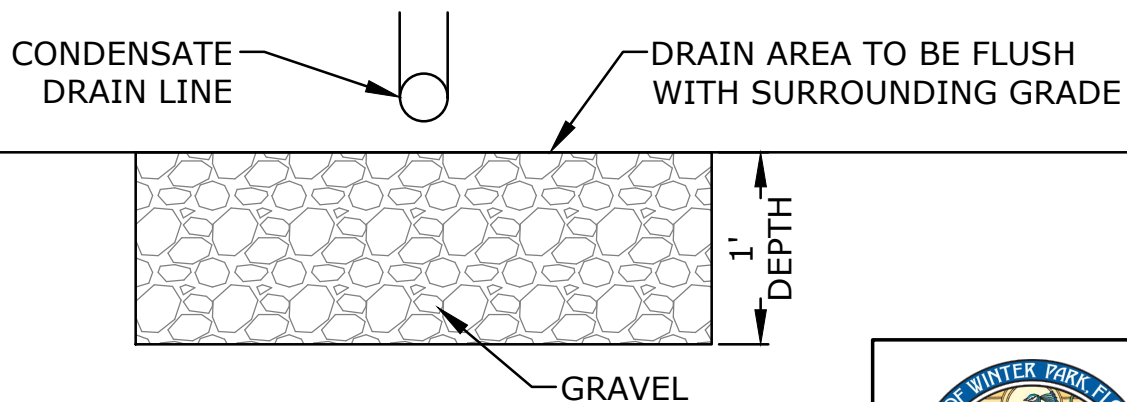


# CENTER STREET CONDENSATE DRAINAGE DETAIL

## PLAN VIEW



## SECTION VIEW











## Community Redevelopment Advisory Board

# agenda item

|                     |                  |              |                           |
|---------------------|------------------|--------------|---------------------------|
| item type           | Non-Action Items | meeting date | April 27, 2023            |
| prepared by         | Anne Sallee      | approved by  | Kyle Dudgeon, Peter Moore |
| board approval      | Completed        |              |                           |
| strategic objective |                  |              |                           |

### subject

CRA Annual Report 2022

### item list

### motion / recommendation

N/A

### background

Per Florida Statute, the CRA is required to provide an annual report indicating expenditures, projects executed, and narrative on completing the objectives within the CRA plan.

For review, the report is provided to the CRA Advisory Board for comment.

### alternatives / other considerations

### fiscal impact

### ATTACHMENTS:

[CRA Annual Report 22 PRINTED.pdf](#)





*winter park*

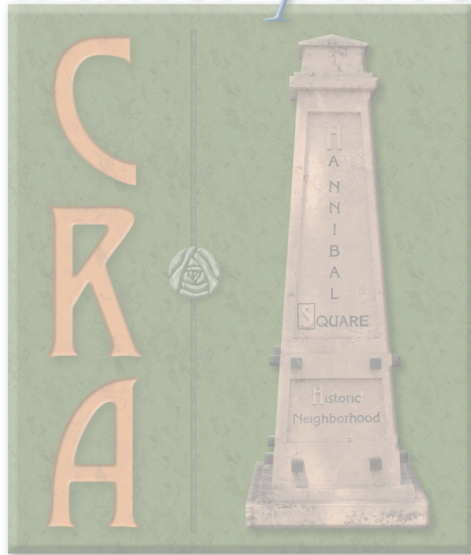


# ANNUAL REPORT

fiscal year 2022



*winter park*



community  
redevelopment  
agency





# contents

---

|                          |    |
|--------------------------|----|
| Mission                  | I  |
| District Map             | 2  |
| History                  | 3  |
| Capital Improvement Plan | 6  |
| Boards & Staff           | 8  |
| Projects                 | 10 |
| Programs                 | 22 |
| Program Support          | 26 |
| Events & Partners        | 28 |
| Financials               | 32 |









# mission

---

To preserve and improve the residential viability and livability of the neighborhoods within the Community Redevelopment Agency (CRA) district by encouraging and initiating activities which empower residents to effect change and to enhance and improve the commercial areas of the CRA by encouraging and implementing activities that promote economic growth.

The Winter Park CRA is guided by a CRA Plan. The CRA Plan is designed to explore the critical factors that have shaped Winter Park and to identify opportunities to create a quality environment for residents and businesses. The CRA Plan has been the foundation for establishing and defining the vision and mission for revitalizing the Winter Park CRA district. The CRA Plan and the CRA Plan Amendment were adopted in August 1994 and February 1999, respectively.







# history

---

Since 1994, the Agency has played an integral role in the removal of blight and adding value to the downtown area and surrounding community. Established initially in the central business district and historic Westside neighborhood of Winter Park, the CRA expanded its boundaries to include the U.S. Highway 17-92 corridor in 1999. Today, the CRA encompasses 15% of the city's land area, has approximately 8 percent of the residential population, and contains over 50% of all businesses in the City of Winter Park.

The CRA fulfills its goals by investing tax increment financing (TIF) revenues into capital improvements, incentive programs, and offering numerous initiatives to meet the needs of the community that it serves. The Agency receives increment revenue from both the city and county for the area it encompasses.

In 1994, the CRA's taxable value of all properties was \$194 million. In 2022, that value has increased to over \$1.2 billion. This represents a 7% increase from the prior year. Taxable valuations for CRA properties have shown positive growth over the past year. This has allowed the CRA to further leverage increment revenue to execute successful projects and programming for the overall improvements of the district.



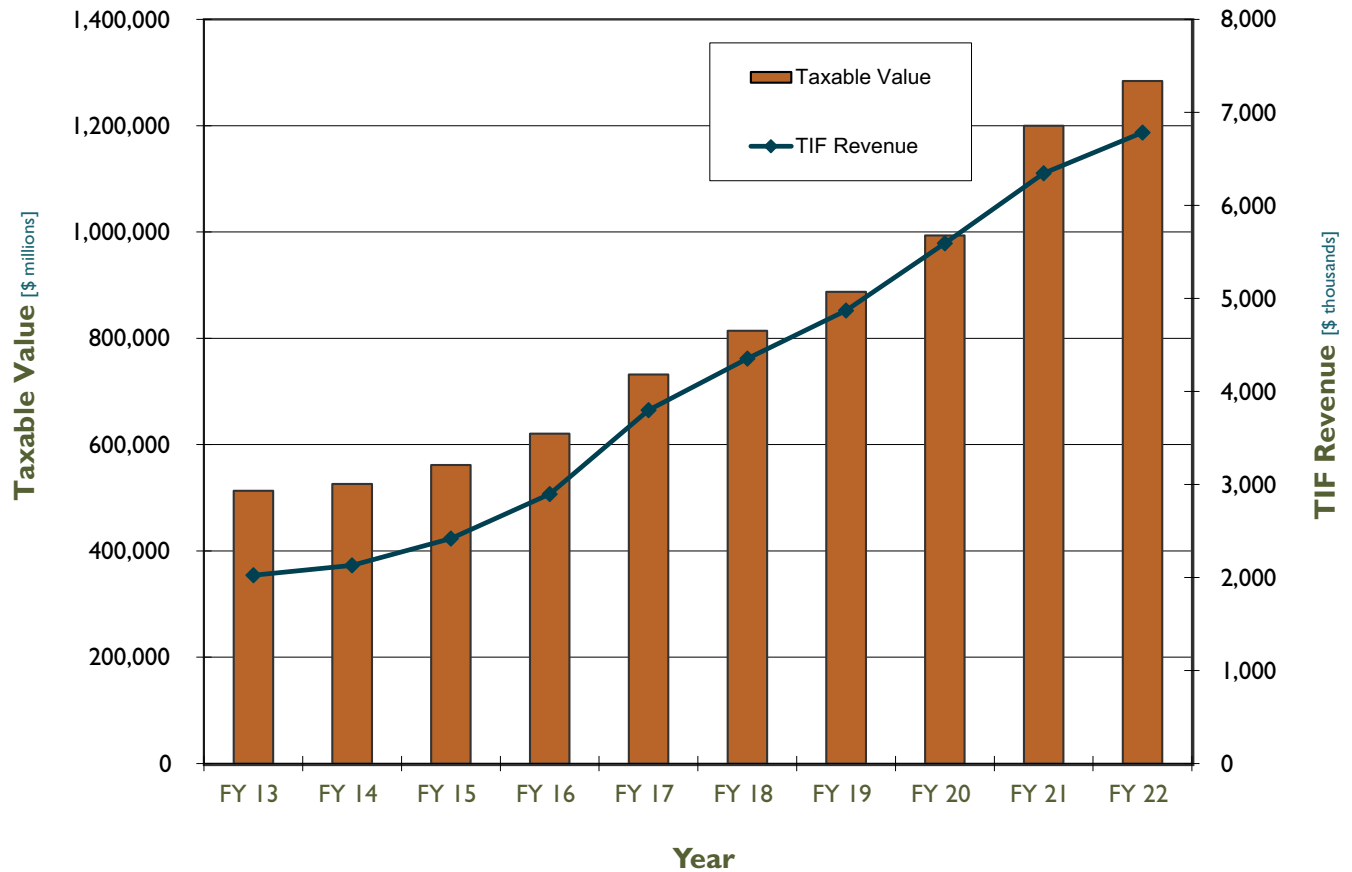
# history

---

After the success of the 2015 Capital Improvement Plan (CIP) resulting in a highly visible Denning Drive complete street project as well as preparing designs for Orlando and New York avenues, staff was able to continue that momentum into new capital projects for the future. This includes a continuation of the CRA's build out of a CIP through 2027. The intent was to provide guidance on the remaining years of the CRA, and plan strategically for the future.



## 10-YEAR HISTORICAL CRA TAX BASE & REVENUES





# capital improvement plan



With taxable valuations in the district increasing this past year, more dollars from increment revenue are needing to be allocated. After an initial Capital Improvement Plan in 2015, staff has updated annually when projects are completed, new priorities are identified, and gives the Agency a 'one stop shop' view of capital investment on the horizon. The CRA has taken several steps towards implementation of these items including design and execution of streetscape improvements, community and residential enhancement, and working in partnership with the initiatives of the city and county.

As part of this CIP, there are several projects highlighted in the 'Projects' and 'Programs' section of the report. During FY21-22, CRA staff has identified in total five projects begun and completed, eleven categorized programs managed, and an additional eight significant initiatives in development including capital project design, contracting for execution, or under construction. Total expenditure from the redevelopment trust fund on these projects and programs is estimated at \$7,285,892.

The CRA is committed to maintaining and creating programs that will accomplish both the continued implementation of the redevelopment plans as well as address some of the immediate needs of our businesses, property owners and residents. The CRA Plan, previous annual reports, and recent updates can all be accessed via the city's official website at [cityofwinterpark.org/cra](http://cityofwinterpark.org/cra).





The projects and programs highlighted in this report are outlined in adopted redevelopment plans and are guided by a volunteer advisory board that make recommendations to the Community Redevelopment Agency Board. This board is comprised of the Winter Park City Commission and an appointed representative from Orange County. Redevelopment initiatives are coordinated by CRA staff and implemented in partnership with city departments, the Florida Department of Transportation (FDOT), local non-profits, community groups, city boards, private sector vendors, and the public at-large. As part of additional steps taken in FY20, staff continues follow appropriate guidelines to ensure safety protocols since the pandemic moving forward.



# board

The Board consists of the Mayor and City Commissioners, as well as an appointed Orange County Commissioner Representative. They are the decision-making body.



**left to right ~** Commissioner Marty Sullivan, Commissioner Sheila DeCiccio,  
Mayor Phil Anderson, Commissioner Kris Cruzada and  
Vice Mayor Todd Weaver

**not pictured ~** Orange County Representative Hal George



# advisory board

The Advisory Board is an up-to seven-member volunteer committee made up of residents and business owners appointed by the Mayor and City Commission. City staff works with the CRA Board and Community Redevelopment Advisory Board to carry out the CRA Plan.



**board members** ~ Maria Bryant, Carol Rosenfelt, Sherwin Sargeant, Anjali Vaya,  
Linda Faye Washington and Murray Wilton.

**city staff** ~ Division Director Peter Moore, Assistant Division Director Kyle Dudgeon;  
CRA/ED Coordinator Anne Sallee, Streetscape Attendants Barry Carson,  
Mike Stiff and David Callaway.



# projects



## NEW YORK AVENUE

CRA staff continued to follow the capital improvement plan by finalizing design plans on New York Avenue. Running parallel to Park Avenue, the right of way has great potential at its intersections for enhanced pedestrian connectivity to promote connectivity and beautification. The road is also unique as it has railroad crossings at two points providing for larger than normal intersections. Staff went through several iterations of proposed improvements ultimately leading to an efficient and fiscally responsible scope of work. This includes bump outs, midblock crossings, intersection improvements for bus and pedestrian travel, and an increase to the total number of on street parking spaces.

The project was split into two phases. The first phase is at the intersection of New York and Fairbanks avenues with a large amount of funding being dedicated to street light mast arms. This phase of the project is complete. Next steps include finalization of the project intersections of New York and New England avenues, Welbourne Avenue, and Morse Boulevard. Once complete, the road will be milled and repaved. The estimated total cost of both phases is \$1 million.



# projects





# projects

## MARTIN LUTHER KING JR. PARK IMPROVEMENTS

The 1999 CRA plan amendment identifies Redevelopment Goals and Objectives sections 1.8, 1.9, and 6.5, make several references to Martin Luther King Jr. (MLK) Park including “Lake Island Park is a huge hidden asset.” It further discusses the need for improvements to the area such as lake edge enhancements, landscaping, signage, street trees, plantings, parking and stormwater improvements.

Included as part of its Capital Improvement Plan, the CRA identified the park as an area for reinvestment. In 2022, staff met with the Parks & Recreation Advisory Board (PRAB), Community Redevelopment Advisory Board (CRAB), and through multiple public meetings on new improvements. Financially the CRA has an allocation of \$4.1 million within its current Capital Improvement Plan towards MLK Park enhancements through FY22. The CRA has already begun completing small elements of this work through Agency approval including playing field repair, hardscape around the fields for future shade structure, sidewalks, sod, landscaping, and a memorial corner.

The remaining funds would be allocated to improve; but not limited to the following, restroom and picnic pavilion, playground, connectivity and pedestrian pathways, fencing, gates, entryways, signage, stormwater, and lighting. As the project progresses, staff anticipates a new cost estimate would be needed.



# projects





# projects

---

## SHADY PARK ENHANCEMENTS

In coordination with improvements to park space; Policy 7.3A of the 1994 CRA plan states “the Agency shall enhance public spaces.” In addition, Policy 8.6D states “open spaces shall be coordinated to provide a cohesive neighborhood.” Shady Park acts as this in the Hannibal Square neighborhood. Public process for the project included input by the residents, children, seniors, board members, and community center program participants through several mediums.

Staff worked to integrate these thoughts into several key features of the park. These include increased green and event space, elevated landscape in key areas, replacement of sod and trees, hardscape and site amenity improvements, ADA accessibility improvements, addition of interactive gaming spaces, rehabilitation of current historic markers, and a heritage and history memorial art piece. To that end, the installation of the art feature is proposed for display on the north end of the park.

Construction is slated for FY2023 with staff completing a solicitation of an artist to create the piece. The CRA has budgeted \$300,000 for this project.



# projects





# projects

## CENTRAL PARK MAIN STAGE

Policy 7.3A of the 1994 CRA plan and Policy 8.6D speak to Central Park, and contained therein, the Main Stage. Originally constructed in the early 1980s, it is also highlighted in the 2002 Central Park Master Plan and 2009 Parks Strategic Plan as an area for update.

The last known significant improvement to the main stage was after the 2004 hurricanes. City staff observed several limitations at the site including tears in the canvas, foundational cracking on the stage, audio constraints, faded aesthetics, limited outlet functionality, and worn mechanisms for raising banners. Through meetings and public process, the need to re-tool the stage was identified and prioritized.

Outreach on the project to date has included the PRAB and CRAB, nonprofit partners including the Winter Park Rotary, Elizabeth Morse Genius Foundation, the Bach Festival Society of Winter Park, local merchants and Winter Park Chamber of Commerce.

In FY22, staff has worked diligently with community stakeholders, the city's Parks & Recreation Department and private firms to construct the design. In coordination with American Rescue Plan Act (ARPA) funds, the project was completed in September 2022. Total estimated cost of the project in TIF funding is \$275,009. Remaining funds for the project were paid for with ARPA funds.



# projects





# projects

## DOWNTOWN ENHANCEMENTS

During this fiscal year, the CRA advisory board and agency spent several meetings discussing opportunities to improve the downtown.

### GARBAGE & RECYCLING CONTAINER AESTHETIC ENHANCEMENTS

There are various styles of trash and recycling containers needing to be repainted, repaired or replaced to provide a more updated aesthetic. CRA staff, in coordination with the Parks & Recreation Department, took this opportunity to create a unique, but consistent look for the downtown that is complimentary to the district's charm and style. Total cost this fiscal year was \$66,265.





# projects

## PROPERTY PURCHASES

During the FY19-20 fiscal year, the CRA approved \$1 million for enhancements to the Denning Drive/Fairbanks Avenue intersection for the purpose of traffic and stormwater improvements. Over the course of the following year (FY21), the City Commission and CRA provided direction on the pursuit of properties along Fairbanks Avenue to this end. The 1999 CRA plan envisions property acquisition on the northside of Fairbanks Avenue to improve road conditions and the possible expansion of MLK Park.

### 901 WEST FAIRBANKS AVENUE

Acquiring this corner piece provided a critical cornerstone to any future road project that involves the rest of the properties in this area by adding space for a southbound right turn lane from Denning Drive onto Fairbanks Avenue to relieve some vehicle stacking.

### 929-957 WEST FAIRBANKS AVENUE

Shortly thereafter, an opportunity presented itself to purchase the adjacent property located at 929-957 W. Fairbanks Ave. The approximate 1-acre property adds a contiguous piece to overall public improvements for traffic and possible park expansion.

While the purchase of these properties occurred in FY21, staff continued the effort to demolish, clean and sod the property until agreed upon improvements take place. Total cost for addressing the properties in FY22 was \$45,890.



# projects

## PARKING SENSORS

Since the creation of the CRA, one of the critical areas identified in the plan has been adequate parking opportunities in the Central Business District. Dating back to 1994, the preliminary CRA study found that parking demand exceeded supply. Since then, community meetings have echoed the need to address this in multiple ways.



In an effort to clarify the current situation, parking sensors were installed on Park Avenue for a study in July 2022. This study was done at no expense to the city. The pilot had several goals including establishing benchmark data for parking duration, frequency, and peak times, assess the performance and scalability of the technology, identifying low-cost opportunities to improve the Park Avenue experience, designing future mobility opportunities that align with initiatives including smart city application.

It was clear that further research is needed to find solution(s) to improve the downtown experience and facilitate traffic flow. Alternative transit and mobility options should be considered to create an ideal scenario for moving residents and visitors alike in, through and out of the Central Business District to support Winter Park's merchants and restaurants.

Total costs of the pilot project was \$3,000. Pilot elements were gratis to the CRA.



# projects

---

## BUSINESS SUPPORT

In FY22, the CRA continued its effort in supporting businesses as a result of the pandemic. Consistent with the CRA plan, investments were made to support the public realm including the installation of community features such as Wi-Fi and security bollards. These elements support surrounding public amenities such as Central Park, and are a reflection of the importance of third spaces rediscovered during the pandemic. Total costs in FY22 for these features is \$66,628.

The CRA also supports its business community through enhancements not scheduled in the city's budget. These include expanding the reach of sidewalk repair and rehabilitation and small scale streetscape improvements. Support elements such as these are budgeted in the CRA to also react quickly to address immediate, but not budgeted for, issues. Total costs in FY22 is \$45,680.

Additional projects in development include streetscape enhancements at Webster Avenue and Denning Drive, Fairbanks Avenue and Denning Drive, Orlando Avenue (U. S. Highway 17-92) streetscape improvements, and request for CRA plan modification. While contemplated in FY22, a majority of work is anticipated for FY23.



# programs



The CRA supports a number of initiatives devoted to improving the health, education and environment of the people and businesses it serves.

## AFFORDABLE HOUSING

Programs under this designation are designed to ensure safety and maintain the character of residential neighborhoods by completing necessary rehabilitation work to distressed single-family homes.

In FY2022, the CRA spent \$106,840 on total affordable housing projects. To date, over 140 homes have been improved through the housing rehabilitation program with over \$1.8 million since its inception. Coupled with other affordable housing initiatives over the years, that total rises to \$4 million.

During the administration of the home rehabilitation program, the priorities of expenditures started with safety improvements. This left a void in preserving its integrity and aesthetic value. Because of this, the residential driveway and paint programs were created. These programs focus on elevating the cosmetic, yet important integral features of the home by providing funds for driveway construction/rehabilitation as well as new paint for existing structures. Since inception 32 homes through these programs have supported the upkeep and preservation to residential neighborhoods within the district.



# programs



AFTER

23



# programs

## BUSINESS FAÇADE IMPROVEMENT PROGRAM

This program provides matching grant funds up to \$20,000 toward exterior improvements to businesses within the CRA, supporting economic stability and maintaining the character and quality of commercial districts. To date, the program has successfully leveraged 68 projects with a 13:1 ratio of private to public funds. Total funds spent in 2022 is \$57,516.







# programs

---

## **QUALIFIED TARGETED INDUSTRY (QTI) INCENTIVE PROGRAM**

The CRA promotes the expansion, growth and development of high wage jobs to maintain the City of Winter Park's competitiveness as a location for major employers; incentivizing continued long-term investment and involvement in the community. The City and CRA have been successful under this program adding a maximum of 237 new jobs over the next six years with an average annual wage over 200% of that in Orange County. In the wake of the pandemic, firms under this program were granted a pause on job creation for FY22. Therefore, local support for FY22 is \$0.





# program support

The CRA provides funding to a selection of community partners that promote leadership, health and learning activities at the Winter Park Community Center. During this fiscal year, all programming observed safety guidelines including those of the Center for Disease Control, World Health Organization, Orange County, and the City of Winter Park.

## COMMUNITY CENTER PROGRAMMING

Program selection is managed by a CRA partner – the city's Parks & Recreation Department. It includes participation by over 52,000 resident and visitor interactions per year from senior programming to after school programs.

## SUMMER YOUTH ENRICHMENT PROGRAM

The CRA, in partnership with numerous local nonprofit organizations, provides paid internships and local summer camp opportunities to CRA high school students. It focuses on providing real-world work experience while developing business etiquette skills to aid in future career success. The program has been accountable for approximately 200 students during its lifetime, and several have found full time employment for the nonprofit in which they interned.

Total cost for all programs mentioned in FY22 was \$53,319.



# program support





# events & partners



The CRA works in partnership with several community organizations also devoted to improving the health, education and environment of the people and businesses it serves. Over the past year, several initiatives were implemented to advance the CRA goals and improve the community's quality of life.

## ENZIAN THEATRE'S POPCORN FLICKS IN THE PARK

The CRA provides monthly films in Central Park. Sponsored by AdventHealth, the free and family-friendly event showcases films that are appropriate for all ages and include holiday classics. Popcorn Flicks encourages families and friends to gather and build community. It also helps promote economic viability by bringing foot traffic to shopping and dining areas. In FY22, the program boasted almost 1500 in yearly attendance, totaled over 100,000 in digital impressions with a 7% response rate.







# events & partners



## ORGANIZATIONAL SUPPORT GRANT

With the understanding that partnerships can emerge between budget cycles, the organizational support grant was created to financially assist eligible organizations that produce direct benefit to the district. In the past, the grant has partnered with several organizations including the Center for Independent Living to improve the lives of residents and draw in guests providing a direct benefit to residents, local merchants and the district as a whole.

## WINTER PARK PLAYHOUSE

The CRA provides funding for programming to youth and elderly in the district as well as provide for free or reduced price plays consistent with the community elements of the CRA plan.

## CREALDÉ SCHOOL OF ART

The CRA provides funding for programming and exhibits managed by Crealdé School of Art at the Hannibal Square Heritage Center. This year marks its 12th year, including an acknowledgement by neighborhood residents providing recognition for those that understand the importance of this community asset.



# events & partners

## WELBOURNE AVENUE NURSERY & KINDERGARTEN

Continuing to carry out the community side of the CRA plan, funding is provided to the Welbourne Nursery for physical building improvements and assistance in programming for the district.



## THE GARDENS AT DEPUGH NURSING CENTER

Support for the community side of the CRA plan is also carried out by The Gardens at Depugh Nursing Center. Funds are invested in the improvement of the building in order to provide additional capacity for community assistance.

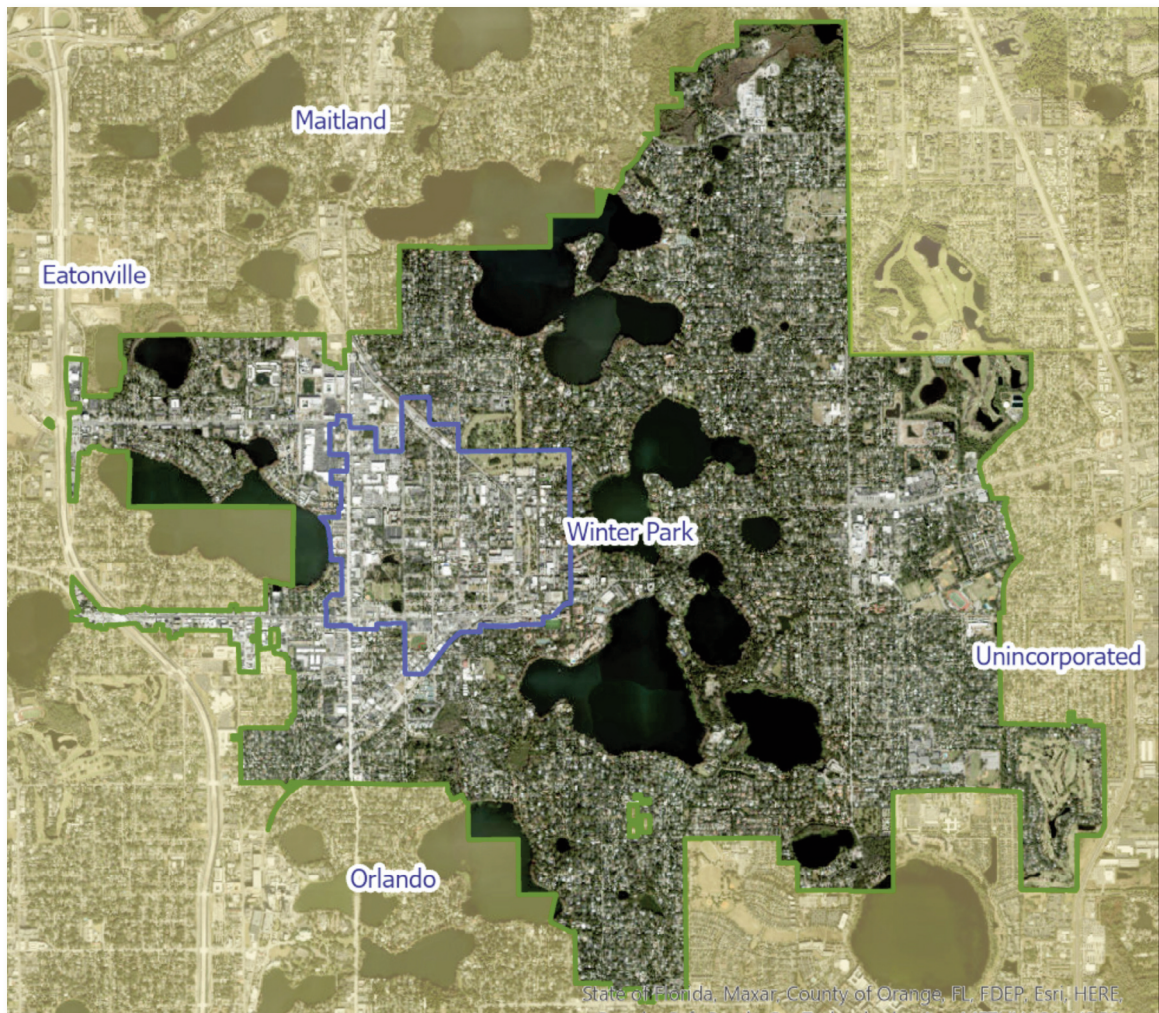


# financials

| <b>REVENUES</b>                                         | <b>Adopted<br/>FY 2022</b> | <b>Proposed<br/>FY 2023</b> |
|---------------------------------------------------------|----------------------------|-----------------------------|
| Intergovernmental Revenues                              | 3,173,086                  | 3,390,920                   |
| Charges for Services                                    | —                          | —                           |
| Miscellaneous                                           | 50,000                     | 130,801                     |
| Transfers                                               | 3,641,491                  | 4,043,522                   |
| Fund Balance                                            | 271,814                    | —                           |
| <b>TOTAL REVENUES</b>                                   | <b>\$ 7,136,391</b>        | <b>\$ 7,434,442</b>         |
| <b>EXPENDITURES</b>                                     |                            |                             |
| Operating Expenses                                      | 582,920                    | 622,503                     |
| Capital Projects                                        | 4,065,000                  | 3,721,765                   |
| Debt Service                                            | 1,496,097                  | 1,484,485                   |
| Organizational Support/<br>Community Initiatives        | 439,000                    | 327,000                     |
| Reimbursement to Other Funds                            | 123,974                    | 62,759                      |
| Transfers to Other Funds                                | —                          | —                           |
| Contingency Reserve                                     | —                          | 706,047                     |
| <b>TOTAL EXPENDITURES</b>                               | <b>\$ 7,136,391</b>        | <b>\$ 7,434,442</b>         |
| <b>EXCESS OF REVENUES OVER<br/>(UNDER) EXPENDITURES</b> | <b>\$ 0</b>                | <b>\$ 0</b>                 |

The most recent complete audit report of the Redevelopment Trust Fund as required in F.S. 163.387(8) may be accessed at [cityofwinterpark.org/finance](http://cityofwinterpark.org/finance).



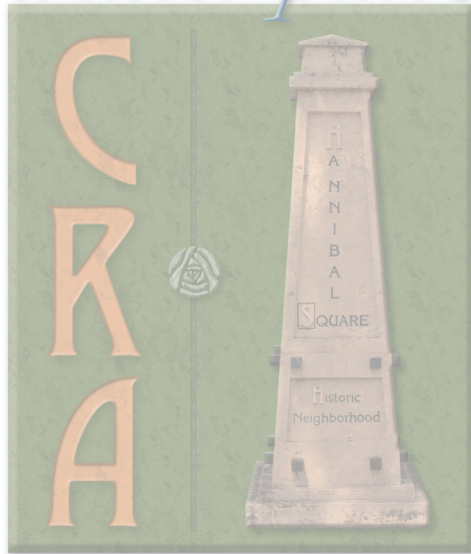








*winter park*



community  
redevelopment  
agency



**DIVISION DIRECTOR**

Peter Moore @ 407.599.3567  
pmoore@cityofwinterpark.org

**ASSISTANT DIVISION DIRECTOR**

Kyle Dudgeon @ 407.599.3217  
kdudgeon@cityofwinterpark.org

**CRA/ED COORDINATOR**

Anne Sallee @ 407.599.3225  
asallee@cityofwinterpark.org





## Community Redevelopment Advisory Board

# agenda item

|                     |               |              |                |
|---------------------|---------------|--------------|----------------|
| item type           | Staff Updates | meeting date | April 27, 2023 |
| prepared by         | Kyle Dudgeon  | approved by  |                |
| board approval      |               |              |                |
| strategic objective |               |              |                |

### subject

Staff Updates

### motion / recommendation

N/A

### background

Staff is providing an update relative to the following topics. In general, these do not necessitate action by the board, but are included to provide the public the most up to date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.

**New York Avenue Streetscape** - Phase II intersection of New York at Comstock and Morse are complete. Remaining intersections at Welbourne and New England have been recalibrated to coincide with development of Denning/Fairbanks and Denning/Webster construction. New York and Welbourne is expected this fall.

**Denning/Webster North Enhancements** - Extension of mixed use path north of Webster approved by CRA Agency on August 24 with a value of 500k. Design concept at 90% construction documents. Working through internal review with anticipated construction date of summer 2023.

**Denning/Fairbanks Improvements** - Design schematics complete for transportation improvements, and sent for comment by FDOT including a separate southbound right turn lane to ease traffic congestion. Plans in coordination with FDOT and city consultant Kimley-Horn for final comment with solicitation and bid forthcoming. Currently, anticipated construction is summer 2023.

**Shady Park Enhancements** - Staff has met with the artist and stakeholders regarding concept designs for the art piece. Next includes the artist procuring materials and



expertise to begin the next phase of detailed work. This phase and construction is estimated at 7 months. Additional improvements to Shady Park (fixture, hardscape, landscape) will be coordinated within this timeline.

**MLK Park & Memorial Corner** - Staff is proceeding with memorial corner design. Selection committee members comprised of the Public Art, Parks and Recreation, and CRA Advisory Board recommended an artist, who was approved. Staff is in the beginning stages of establishing a timeline for project execution of the corner.

Copies of the latest information on MLK Park can be found at:  
<https://cityofwinterpark.org/government/projects/mlk-jrpk-renovations-project/>

### **CRA Extension Request**

GAI Consultants has begun the project including setting parameters for project expectations. From there, they will begin the data collection phase, plan development phase, and finally adoption phase (pending approvals). It is expected the remaining process will take approximately 40 weeks.

### **alternatives / other considerations**

#### **fiscal impact**

Impacts have been provided for as part of the budget

ATTACHMENTS:

[Denning & Fairbanks.pdf](#)

ATTACHMENTS:

[CRA Extension Request Consultant.pdf](#)



# OCA Web Map

|  |                         |  |             |  |                                 |  |                          |  |                                   |  |                        |  |                     |
|--|-------------------------|--|-------------|--|---------------------------------|--|--------------------------|--|-----------------------------------|--|------------------------|--|---------------------|
|  | Florida Turnpike        |  | Major Road  |  | Proposed Road                   |  | Residential              |  | Commercial/Industrial/Vacant Land |  | Parks                  |  | 6 Lot Number        |
|  | Interstate 4            |  | Public Road |  | Brick Road                      |  | Agriculture              |  | Agricultural Curtilage            |  | Lakes and Rivers       |  | 06060 Parcel Number |
|  | Toll Road               |  | Gated Roads |  | Block Line                      |  | Commercial/Institutional |  | Hydro                             |  | Building               |  | 3106 Parcel Address |
|  | Road Under Construction |  | Lot Line    |  | Governmental/Institutional/Misc |  | Waste Land               |  | E Block Number                    |  | 111.9 Parcel Dimension |  |                     |



Created: 2/8/2023 13:51

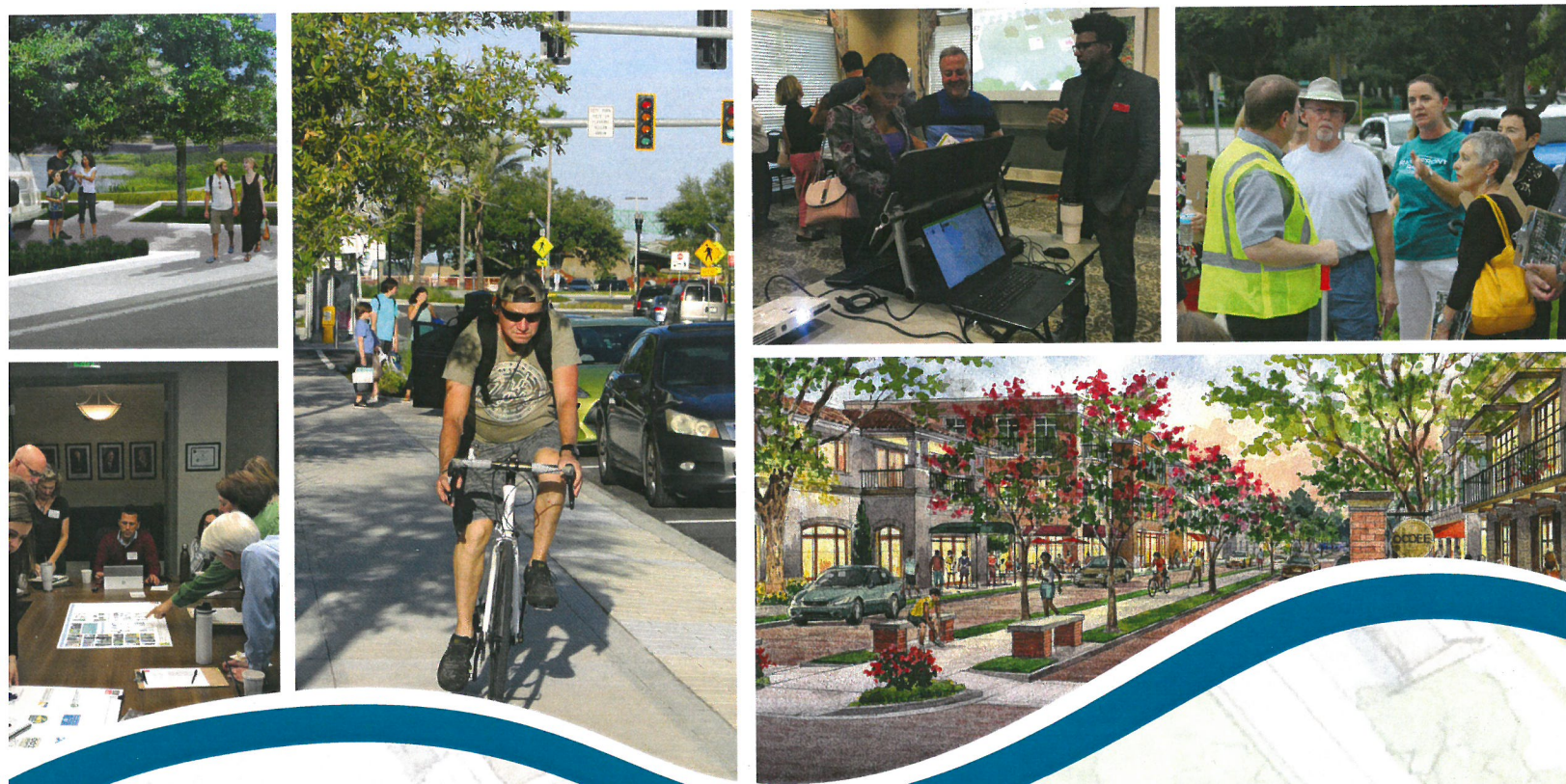
This map is for reference only and is not a survey



Proposal for

# RFP1-23 **WINTER PARK CRA COMMUNITY REDEVELOPMENT PLAN MODIFICATION**

January 30, 2023 | 2:00 PM



**COPY**



Creating great community places.